

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: John-Miguel Dalbey, Assistant Planner

DATE: September 4, 2025

SUBJECT: **Project Name: Left Turn, Inc: Magnavino Cellars Winery/Public Realm Brewery - Alcohol Special Use Permit;** Planning and Zoning Permit No. 25-510-01 (Special Use Permit - Alcohol); Located at 961 N. Rice Ave. Suite 5, (APN: 214-0-034-025)

- 1) Recommendation:** That the Planning Commission (“**Commission**”):
 - a) Find the Project to be Categorically Exempt (Class 1) from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and
 - b) Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 25-510-01 for an Alcohol Special Use Permit, subject to certain findings and conditions.
- 2) Project Description and Applicant:** The project consists of a request to modify the existing Special Use Permit (SUP) No. 09-510-06 to include a new Type 23¹ Alcoholic Beverage Control (ABC) License (small beer manufacturer) and a new Type 04² ABC License (distilled spirits manufacturer) with a proposed 1,705 square foot expansion to include a new brewery and taproom to an existing 5,237 square foot winery located at 961 North Rice Avenue, Suite 5. For purposes of this staff report, the foregoing project description shall be referred to as the “**Project.**” Filed by David Rice, Business Owner, on behalf of property owner Maulhardt Properties Company, 1000 South Seaward Avenue, Ventura, CA, 93001.

¹ABC License Type 23 - Small Beer Manufacturer: Authorizes the production and sale of beer by breweries which produce fewer than 60,000 barrels per year. The privileges and limitations for this type of license are generally the same as for other beer manufacturers. The primary differences include the license fees, and the ability to share a common licensed area under specific circumstances. A licensed beer manufacturer may, at the licensed premises of production, sell to consumers for consumption off the premises beer that is produced and bottled by, or produced and packaged for, that manufacturer. The most common users of this license are operators of micro-breweries and brewpubs. This license type is subject to Responsible Beverage Service (RBS) requirements and requires alcohol servers and managers of alcohol servers to be RBS certified.

²ABC License Type 04 - Distilled Spirits Manufacturer: The following pertains to new distilled spirits manufacturer's licenses issued after September 18, 1959. The Alcoholic Beverage Control (ABC) Act defines a distilled spirits manufacturer as “...any person who produces distilled spirits from naturally fermented materials or in any other manner” (BPC § 23015). The functions of this type of license, in addition to that of production, include packaging, bottling, rectifying, flavoring and others as found within BPC § 23356. The functions apply only to distilled spirits; they do not include wine or beer. This license type is subject to Responsible Beverage Service (RBS) requirements and requires alcohol servers and managers of alcohol servers to be RBS certified.

- 3) Existing & Surrounding Land Uses:** The brewery/winery expansion (approximately 6,942 square feet) is located within a freestanding multi-tenant building within the Maulhardt Industrial Center, which consists of one 3.3-acre parcel. The existing tenant space (Suite 5) currently sells full glasses of beer and wine, and the winery has been in operation since 2009. The project site is surrounded by a mixture of manufacturing and industrial uses. The following table summarizes the land uses, zoning and 2030 General Plan designations of the Project site and adjacent properties, also shown in Attachment A:

Table A: Surrounding Land Uses

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Industrial Light (ILT)	Light Manufacturing-Planned Development (M-1-PD)	Multi-tenant industrial building; Magnavino Winery and commercial recreational uses
North	Industrial Limited (ILM)	Limited Manufacturing (M-L)	Manufacturing and Industrial
South	ILT	M-1-PD	Manufacturing and Industrial
East	ILT	M-1-PD	Procter and Gamble
West	ILT	M-1-PD	Manufacturing and Industrial

- 4) Background Information:** On September 6, 1979, the Planning Commission approved Planned Development (PD) Permit No. 361 for development of two multi-tenant buildings, collectively known as the Maulhardt Industrial Center. The subject building (Building 1; 961 North Rice Avenue) and 77 parking spaces were developed as phase one of PD No. 361. The subsequent phases were later abandoned.

The 31,679 square-foot, multi-tenant building and parking to the north of the subject building was developed via Special Use Permit (SUP) 1173, in 1987 (Building 1; 961 North Rice Avenue). Within 961 North Rice Avenue, the Planning Commission has approved two commercial recreation uses (batting cages and a video game arcade, the latter of which has since gone out of business) and a winery (Magnavino Cellars).

On November 19, 2009, the Planning Commission approved SUP 09-510-06 via Resolution No. 2009-39 to permit wine tasting and sales from the business under a Type 2 ABC license.

On October 3, 2013, the Planning Commission approved Alcohol SUP 13-510-03, consisting of a request to permit onsite wine tasting and the sale of wine for off-site consumption at a proposed 3,200 square-foot winery (Strey Cellars), located at 951 N. Rice Avenue (Building 2, approved under PD Permit No. 361). This Alcohol SUP had a concurrent application for a type-02 license (Winery) With the State Department of Alcoholic Beverage Control.

On July 7, 2014, the Planning and Environmental Services Manager approved a Minor Modification request (PZ 14-140-14) to SUP 09-500-06 to remove Condition of Approval

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No. 46 from Resolution No. 2009-39 to allow the sale of full glasses of wine for on-site consumption at Magnavino Cellars facility.

On February 5, 2025, the Planning and Environmental Services Manager approved an Over-The-Counter Minor Modification request (PZ 25-143-03), which modified SUP 09-510-06 to permit the sale of full glasses of beer for consumption on-site under an existing Type 2 ABC license to the existing Magnavino Cellars Winery Facility.

5) Environmental Determination:

In accordance with Section 15301, Class 1 of the State CEQA Guidelines, projects involving “negligible or no expansion of existing or former use beyond that existing at the time of the lead agency’s determination” may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). This proposal involves an expansion of alcohol licensing and production, with site expansion occurring within existing structures (Suites 5 & 5A). Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Planning Commission accept the Notice of Exemption (see Attachment C).

6) Analysis:

- a) **General Discussion:** The proposed minor improvements to the existing Magnavino Cellars winery consist of a 1,763 square foot expansion into a vacant, neighboring suite (5A) for a winery/tasting room to include a brewery/tap room, distillery, and kitchen. The existing winery’s current daily hours of operation are from 5:00 pm to 7:00 pm from Monday to Friday, and from 11:00 am to 6:00 pm from Saturday to Sunday. Left Turn, Inc., which manages both the Magnavino Cellars winery and the Public Realm Brewing Company, is the legal entity applying for both the proposed Type 23 ABC License (small beer manufacturer) and the proposed Type 04 ABC License (distilled spirits manufacturer).

The Project’s proposed hours of alcohol sales will expand in concurrence with the site expansion, and are proposed to be from 3:00 pm- 9:00 pm Wednesdays through Fridays, 12:00 pm- 7:00 pm on Saturdays, 12:00 pm- 6:00 pm on Sundays, and closed Mondays and Tuesdays. In accordance with the City Code, the ability to sell alcohol for on-site consumption is subject to approval of a Special Use Permit by the Planning Commission.

- b) **General Plan & Zoning Consistency:** The 2030 General Plan land use designation for the subject site is Industrial Light, which allows for “manufacturing uses where the principal activity occurs within a building, but also permits outdoor assembly, fabrication, work/live, public services, and storage. Uses must follow high development and performance standards. Wholesale and retail sales and services related to the principal uses permitted.” As the Project site already manufactures beer and wine for on-site consumption, the proposal to expand retail sales and ABC licensing for small beer and distilled spirits manufacturing is consistent with the 2030 General Plan. General Plan

Policy ICS-19.2 encourages Police Department review of development projects. The Project was reviewed by the Police Department and their recommendations are incorporated into the conditions of approval. Therefore, this Project is consistent with Policy ICS-19.2.

The proposed development is located in the Light Manufacturing-Planned Development (M-1-PD) zone district. In accordance with the City Code, the proposed winery/tasting room, brewery/tap room, distillery, and kitchen, alongside the proposed Type 04 & Type 23 ABC licenses may be permitted with an approved Alcohol Special Use Permit.

- c) **Police Department Review:** The Oxnard Police Department provided a comprehensive report and analysis of the proposed alcohol request (Attachment D) in accordance with City Council Resolution No. 11,896 (Attachment E). The report analyzes the number of establishments selling alcoholic beverages within 350 feet and 1,000 feet of the Project site to determine whether a presumption of undue concentration exists, and whether approval of the SUP is likely to significantly aggravate policing problems. The Police Department's Report is broken down into an analysis of the concentration of alcohol outlets, crime statistics, police and community input, and conclusion. The table below summarizes the findings of the Police Department's Report:

Table B: Alcohol outlets located within 350 Feet Alcohol outlets located within 350 Feet

#	Business Name	Address	A B C T y p e	A S U P	On/Off -Sale	Premise	Alcohol	Alcohol Hours *
1	Stray Cellars	951 N. Rice Ave.	02	Y	Both	Winery	Wine	7a-12am

**Alcohol hours reflect the period the business is permitted to serve alcohol under State law or by established City conditions.*

Alcohol outlets located between 350 Feet and 1000 Feet: None.

Concentration of Alcohol Outlets:

City Council Resolution 11,896 establishes that there is undue concentration if there exists an alcohol establishment of a similar type within 350 feet of the applicant site. As noted on the chart above, there is an existing winery within 350 feet of the applicant site. This establishes that there is an undue concentration under City standards.

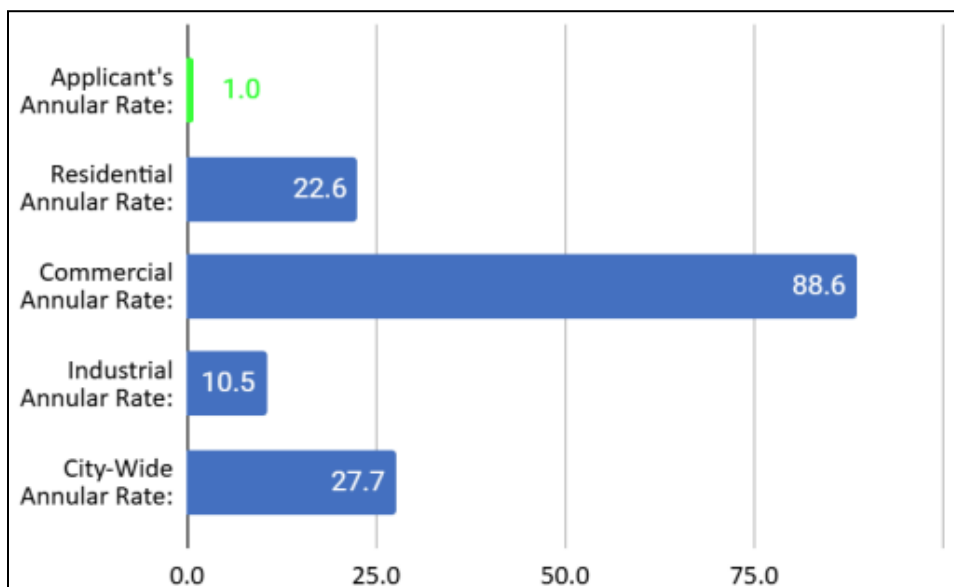
In the case of the applicant site, the annular crime rate is below the average annular citywide rate. This shows the site as having a crime rate below the standard established in 23958.4(1) B&P.

Currently there is one (1) on-sale license within the applicant's census tract. According to the ABC, one on-sale license is permitted within this census tract. And, there is one off-sale license within the applicant's census tract. According to the ABC, 1 off-sale license is permitted within this census tract. Based on the above findings, there is not an undue concentration under the provisions of California Business and Professions Code Section 23958.4.

Crime Statistics Review:

For comparison purposes the Police Department calculates the average number of NIBRS Group A and B crimes that occurred during a selected 12-month period. In the case of this report, all calculations are based on statistics from 2024. The average city-wide, annular average of Group A and B crimes is 27.7.

The average number of Group A and B crimes in the applicant's 1000 feet annular area is one. This is significantly below the average for commercial properties citywide and can be best illustrated in the graph below:



Police Department Input:

The Beat Coordinator who is responsible for the day-to-day monitoring of activity and deployment of police resources for the surrounding area said that the location is not generally considered to be a policing problem and has not required any specific attention.

Community Input (Businesses):

Several nearby business operators were contacted and interviewed regarding this business' request to add additional alcohol licenses and modify their business model. None of the business operators had any concerns about these proposed changes.

Conclusion:

Magnavino Cellars is an operating winery which has operated since 2009 without any adverse impacts on the community or policing services. The owner has applied for additional ABC Licenses to expand and modify Magnavino's business model.

Concentration, Public Convenience and Necessity:

As previously discussed, there is undue concentration under the provisions of City Council Resolution 11,896 since Strey Cellars is within 350-feet of Magnavino Cellars. The Resolution provides that the presumption of undue concentration may be rebutted. In this particular case, Strey Cellars was established in 2014 under Planning Commission Resolution 2013-25, after the establishment of Magdivino Cellars in 2010. Both wineries have operated over a decade without creating any adverse community impact or policing issues. Furthermore, the area around these businesses has one of the lowest crime rates in the City. For these reasons, there is sufficient grounds to rebut the undue concentration issue in this matter. Neighboring business operators who were interviewed had no objections to the proposed changes to the additional ABC Licenses and modification to Magnavino's business model. The site is not within or adjacent to a residential neighborhood. Based on the crime statistics, the assessment from the Beat Coordinator, and the input from the community there is no significant reason to oppose this application. Under the recommended operating conditions, it is believed that the service of alcoholic beverages at this business will have little, if any adverse impact on the community or policing services.

- d) *Circulation and Parking:*** Table C, provided below, describes the breakdown of the Project's required parking based on applicant-provided room sizes and use types. This interior floor plan is attached as Attachment B. While the Project is expanding to include a winery/tasting room, brewery/tap room, distillery, and kitchen, much of the square footage for this expansion is for the distillery with associated storage and kitchen space. Therefore, an increase in Project-specific parking is unnecessary for the Industrial Center site.

Table D describes both the required and provided parking for the Maulhardt Industrial Center. While Building 1 has undergone several changes in businesses and usage types, Building 2 (Suites 951, 953, & 955) has not.

The site currently has 98 parking spaces, and requires 97. Therefore, the proposed Project expansion complies with Oxnard's parking requirements, and will not impact the site or its usage.

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Table C: Magnavino Cellars/Left Turn Brewery Parking Calculations by use type

ROOM TYPE & SF	ROOM TYPE & SF	ROOM TYPE & SF	ROOM TYPE & SF	ROOM TYPE & SF	ROOM TYPE & SF	TOTAL SF	PARKING FORMULAS (13-510-03)	PARKING REQ'D
				Tasting Room 1175 sf	Tap Room 860 sf	2,035	1 per 250	8.14
Break room 180 sf	Office 165 sf	Bathroom/entrance 140 sf	Bathroom B 60 sf	Bathroom C 60 sf	Foyer 290 sf	895	1 per 250	3.58
Storage 1 150 sf	Cold storage: 140 sf	Office/Storage 125 sf	Storage 2 60 sf	Spirits storage/ barrel room 3,300 sf	Kitchen 180 sf	3,955	1 per 1,000	3.955
<i>Total Parking Required:</i>								15

Table D: Maulhardt Industrial Center Parking Calculations

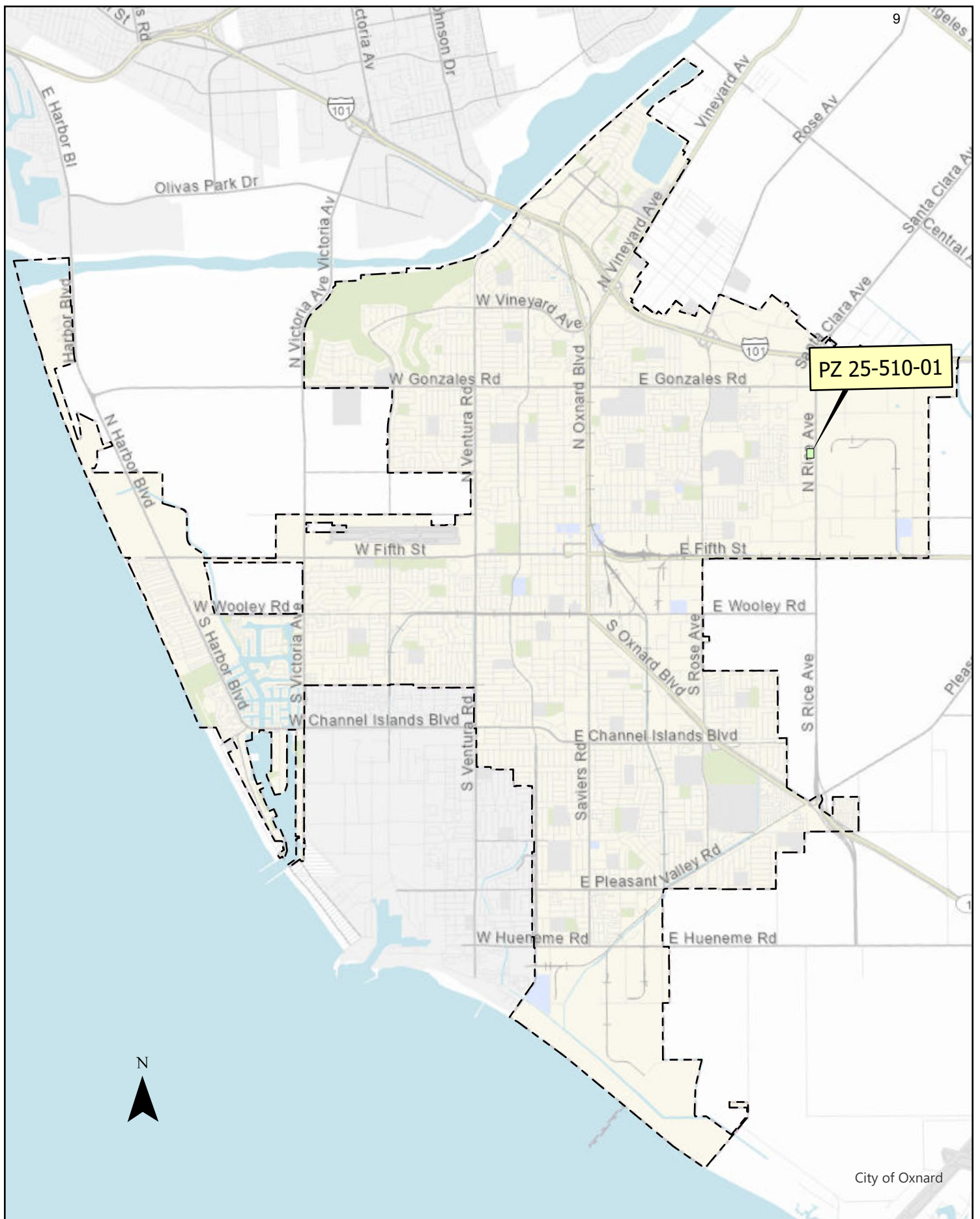
Address	Business Name	Square footage by Use Type	Parking Requirements	Provided Parking	
Oxnard City Code Section 16-622(F)					
961 NORTH RICE AVENUE (BUILDING 1)				98	
961-Suite 1A	Dibuduo & Defendi	Office 1,784 S.F.	1:250 = 7.14		
961-Suite 2 & 5	Left Turn Inc / Magnavino Cellars	Warehousing/manufacturing (kitchen, storage, distillery area etc) <u>3,955</u> S.F.	1:1000 = 3.955		
		Tasting Rooms 2,035 S.F.	1:250 = 8.14		
		Ancillary office (breakrooms, restrooms, etc) 895 S.F.	1:250 = 3.6		
961-Suite 3	Dignity Health	Medical office 7,410 S.F.	1:200 = 37.1		
961-Suite 4	ABC Rugs	Wholesales and distribution 4,746 S.F.	1:1000 = 4.75		
961-Suite 7	Who's on First	Batting Cages 8,540 S.F.	10		
961-Suite 8	Spectacular Services	Office 1,152 S.F.	1:250 = 4.61		
951, 953, AND 955 NORTH RICE AVENUE (BUILDING 2)					
951, Suite 1	Strey Cellars (Tasting Room)	Warehousing and offices 3,106 S.F.	3 Spaces per PZ 13-510-03		
		Tasting room 750 S.F.	3 spaces per PZ 13-510-03		
953	Early California Antiques	3600 S.F	6 spaces per PZ 13-510-03		
955	Mark Albrent Painting	3,600 S.F.	6 spaces per PZ 13-510-03		
Total:			97	98	

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- 7) **Development Advisory Committee:** The Project did not require input from other Departments or Divisions, and therefore did not participate in a Development Advisory Committee meeting
- 8) **Community Workshop and Public Input:** This project is not located within an established neighborhood or adjacent to any residential uses, and therefore did not participate in a Community Workshop meeting. The Police Department has contacted and interviewed several nearby business operators regarding this business' request to add additional alcohol licenses and modify their business model. None of the business operators had any concerns about these proposed changes.
- 9) **Appeal Procedure:** In accordance with Section 16-545 of the City Code, the Planning Commission's action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the City Council is not filed within 18 days of the Planning Commission's decision, the decision of the Planning Commission shall be considered final.

Attachments:

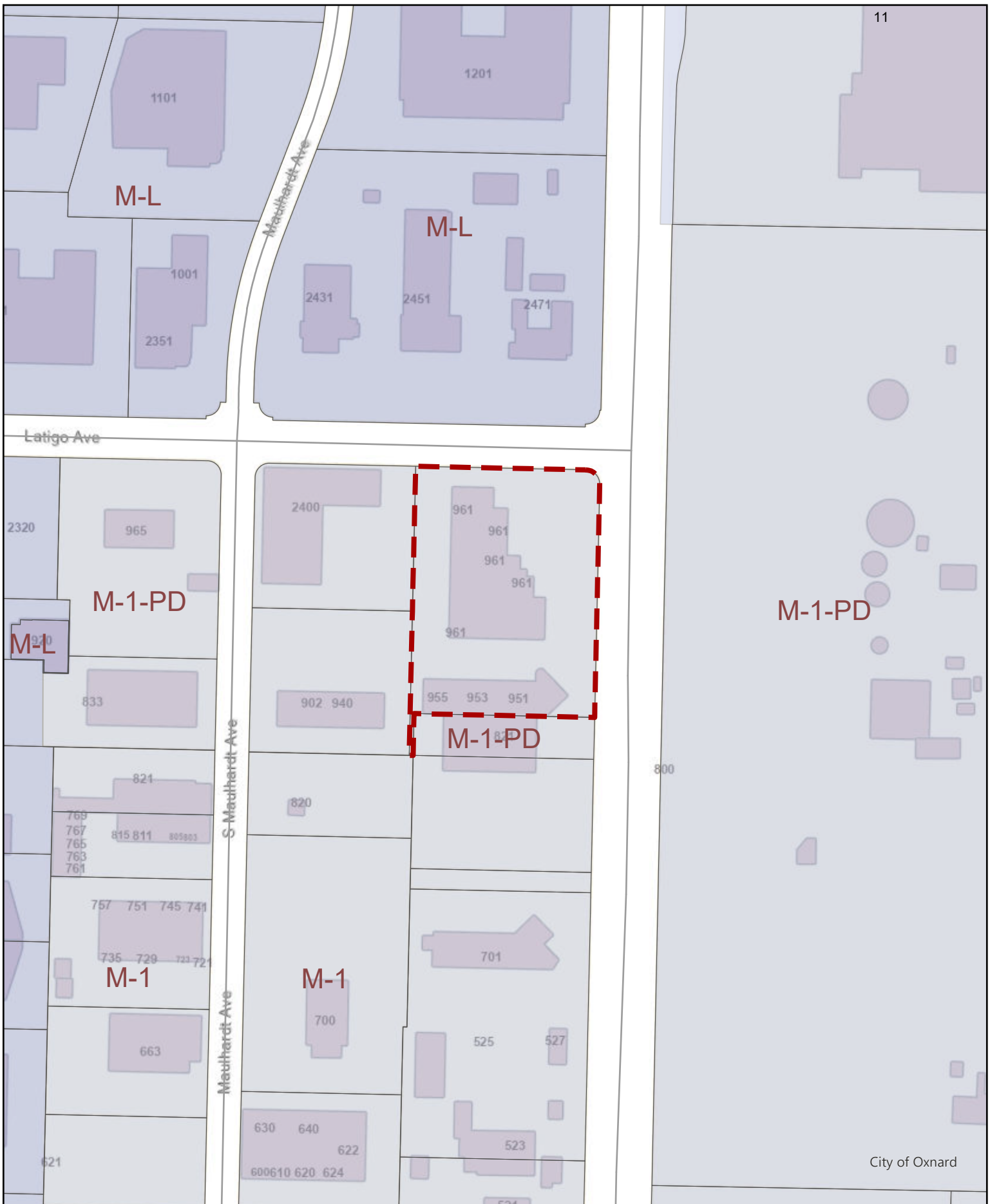
- A. Maps (Vicinity, General Plan, Zoning, Aerial)
- B. Reduced Project Plans
- C. Notice of Exemption
- D. Police Department Report
- E. City Council Resolution No. 11,896
- F. Draft Resolution of Approval PZ 25-510-01 (Special Use Permit - Alcohol)
- G. Staff Presentation



City of Oxnard

Vicinity Map

PZ 25-510-01

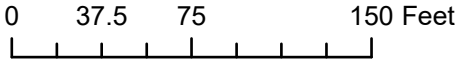
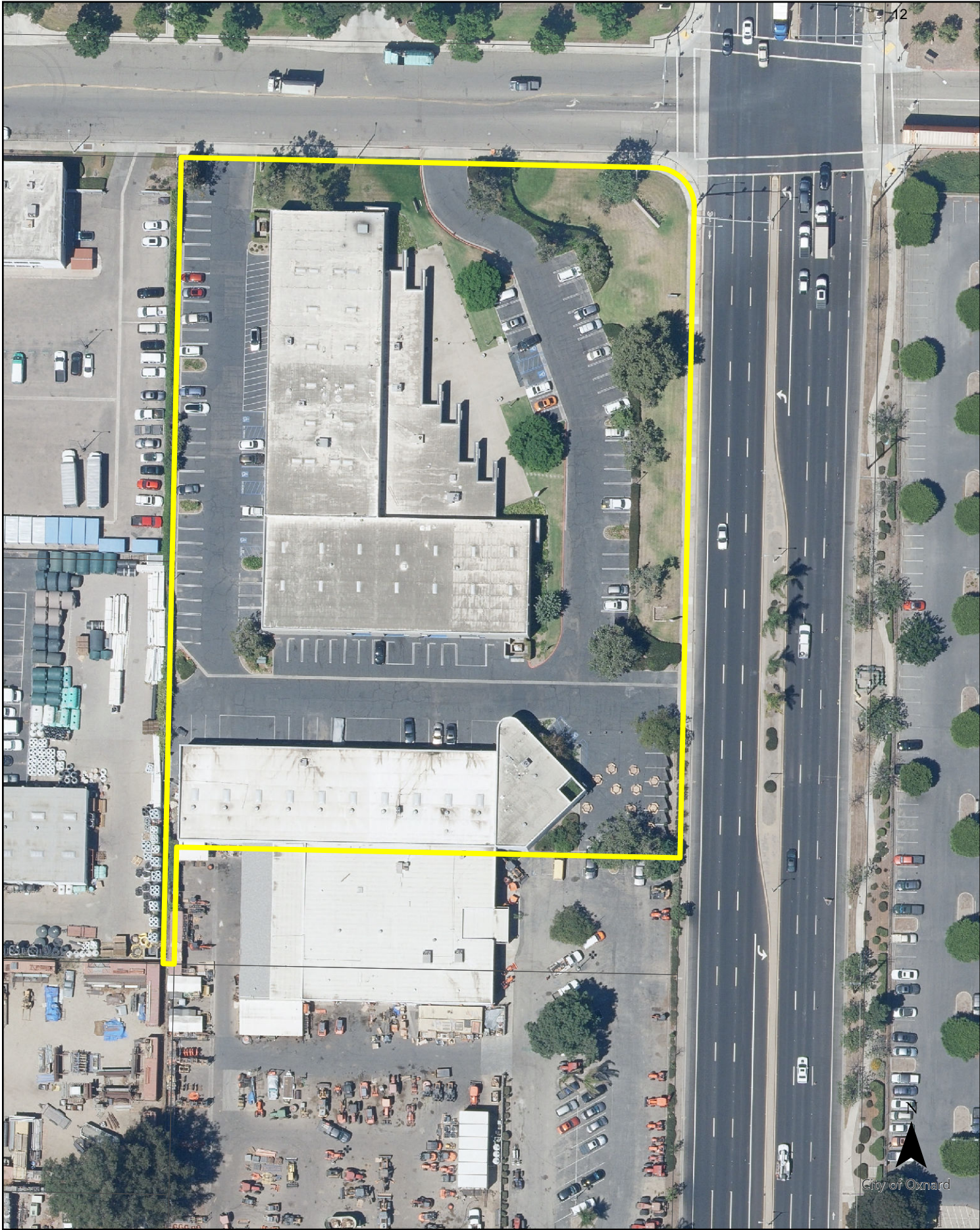


0 0.02 0.04 0.07 Miles



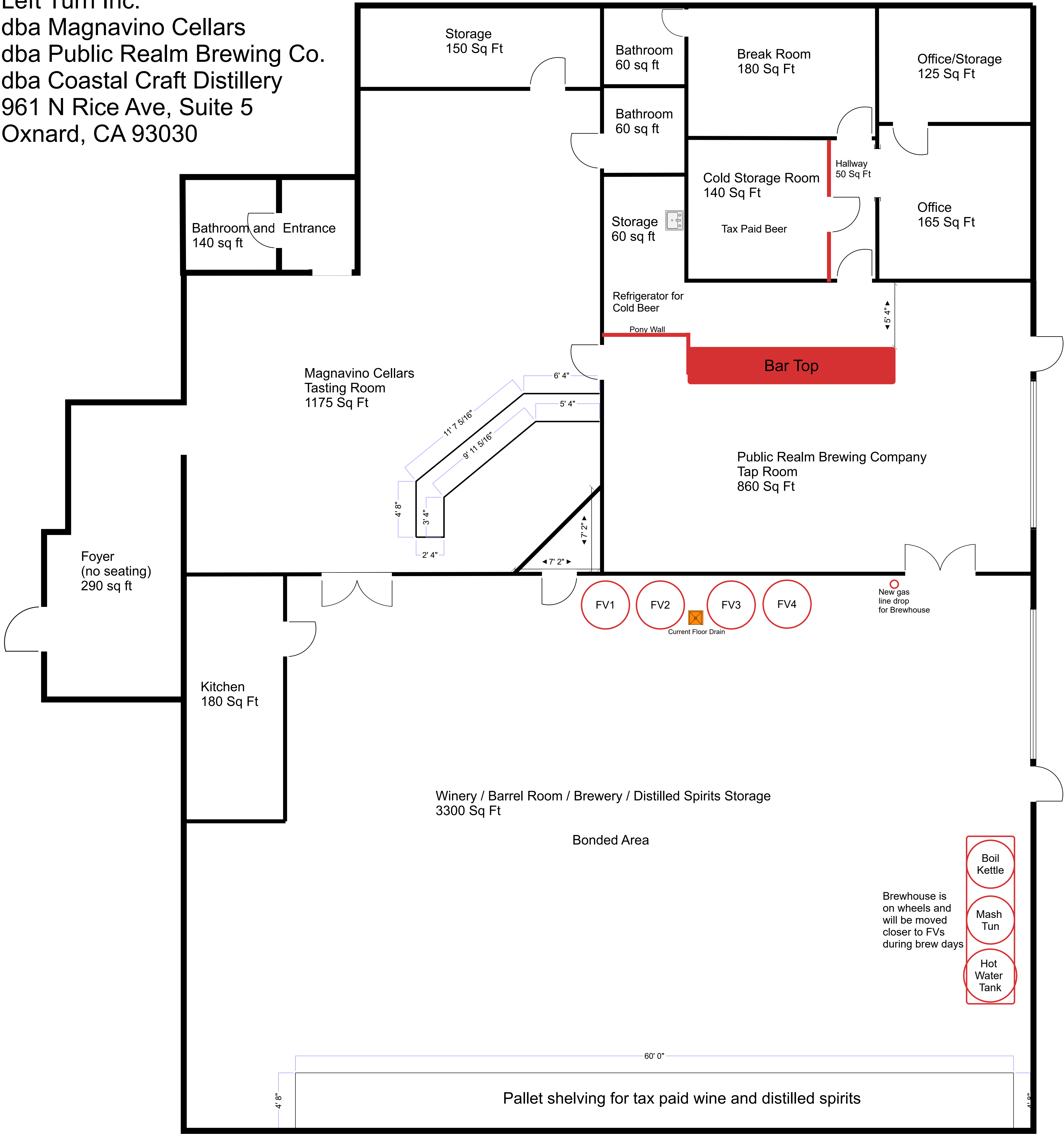
Zoning Map

PZ 25-510-01



Aerial Map

Left Turn Inc.
dba Magnavino Cellars
dba Public Realm Brewing Co.
dba Coastal Craft Distillery
961 N Rice Ave, Suite 5
Oxnard, CA 93030





NOTICE OF EXEMPTION (NOE)

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: City of Oxnard
Community Development Department
214 South C Street
Oxnard, CA 93030

To: Ventura County Clerk-Recorder &
Registrar of Voters
Hall of Administration, Main Plaza
800 South Victoria Avenue,
Ventura, CA 93009-1260

Project Title: Left Turn Winery/Brewery

Project Applicant: David Rice on behalf of the property owner Maulhardt Properties Company

Project Location - Specific: 961 North Rice Avenue, Suite 5, Oxnard, California, County of Ventura, APN: 214-0-034-025

Description of Nature, Purpose and Beneficiaries of Project: A request to operate a banquet hall for private and public events within an existing 5,097 square-foot commercial tenant space located in a 20,436 square-foot multi-tenant commercial building, developed on a 1.26 acre lot.

Name of Public Agency Approving Project (Lead Agency): City of Oxnard

Name of Person or Agency Carrying Out Project (Applicant): David Rice on behalf of the property owner Maulhardt Properties Company.

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. Class 1 Section 15301
- ☐ Statutory Exemptions. State code number: _____

Reason(s) why project is exempt: In accordance with CEQA Guidelines, §15301 (Class 1, Existing Facilities), projects involving “operation of existing structures” may be found to be exempt from the requirements of CEQA. This Project meets the requirements of a Class 1 Categorical Exemption (minor improvements that involve “negligible or no expansion of use”), because it consists of interior changes to an existing 6,942 square-foot commercial tenant space located in a 31,574 square-foot multi-tenant commercial building. The project will not increase the square footage of the existing building, as the Project is expanding into an existing, vacant unit and combining both units into one business. This project qualifies for this exemption because the proposed use is allowed by zoning. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Based on the above exemption and in accordance with

CEQA, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment and hereby authorizes and directs the Planning and Environmental Services Manager to file a Notice of Exemption with the Ventura County Clerk. ¹⁶

Lead Agency Contact Person: John-Miguel Dalbey, Assistant Planner, (805) 385-7883

Joe Pearson II, AICP
Planning and Environmental Services Manager
City of Oxnard

Date

Note: Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



Police Department

Jason Benites, Chief of Police

July 2, 2025

To: John-Miguel Dalbey, Assistant Planner
Joe Pearson II, Planning Division Manager

From: Dale McAlpine, Patrol Support Division Commander
Scott Swenson, Safer Neighborhoods and F.A.C.T. Compliance Specialist

Subject: Magnavino Cellars, 961 N. Rice Avenue, Unit Five
PZ 25-510-01, Alcohol SUP Review (ABC Type 02, 04, and 23)

Site Information:

Magnavino Cellars has operated a winery at 961 N. Rice Avenue since 2010. This operation has been under a Type 02 (Winegrower) ABC License and a City of Oxnard Alcohol Special Use Permit. The License and Permit authorized wine tasting and off-sale purchase of wine. The site is on the southwest corner of Rice Avenue and Latigo Avenue in an industrial park. The project site is over 1000-feet from a residential neighborhood.

In 2024, David Rice, took ownership of the business and continued the winery operation. This application is seeking the expansion of the business to add the manufacture, sales and on-site consumption of distilled spirits and beer. The applicant will continue the winery operation. It is the intention of this staff report to provide conditions for this project that will cover the manufacturing, sales and on-site consumption of distilled spirits, beer and wine under one permit which will supersede the existing permit (PCR 2009-39).

The Police Department is recommending that the service of alcoholic beverages are limited to the hours of 11 A.M. to 10 P.M.

Concentration, Crime and Policing Services

Concentration of retail alcohol outlets and crime can have a significant impact on public safety and the delivery of police services. The State of California¹ and the City of Oxnard² have established standards to weigh concentration factors, and, when

¹ *Concentration Standards for the State of California: §23958.4 Business and Professions Code*

² *Concentration Standards for the City of Oxnard: Council Resolution 11,896*

appropriate, mitigations to address those factors. The below chart identifies nearby retail alcohol establishments.

Alcohol outlets located within 350 Feet

#	Business Name	Address	ABC Type	A S U P	On/Off-Sale	Premise	Alcohol	Alcohol Hours *
1	Strey Cellars	951 N. Rice Ave.	02	Y	Both	Winery	Wine	7a-12M

**Alcohol hours reflect the period the business is permitted to serve alcohol under State law or by established City conditions.*

Alcohol outlets located between 350 Feet and 1000 Feet

None.

City Council Resolution 11,896 establishes that there is undue concentration if there exists an alcohol establishment of a similar type within 350 feet of the applicant site. As noted on the chart above, there is an existing winery within 350 feet of the applicant site. This establishes that there is an undue concentration under City standards.

State standards for undue concentration are established under Business and Professions Code Section 23958.4.

(a) For purposes of Section 23958, "undue concentration" means the case in which the applicant premises for an original or premises-to-premises transfer of any retail license are located in an area where any of the following conditions exist:

- 1) The applicant premises are located in a crime reporting district³ that has a 20 percent greater number of reported crimes, as defined in subdivision c, than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency.
- 2) As to on-sale retail license applications, the ratio of on-sale retail licenses to population in the census tract or census division in which the applicant premises are located exceeds the ratio of on-sale retail licenses to population in the county in which the applicant premises are located.
- 3) As to off-sale retail license applications, the ratio of off-sale retail licenses to population in the census tract or census division in which the applicant premises are located exceeds the ratio of off-sale retail licenses to population in the county in which the applicant premises are located.

In the case of the applicant site, the annular crime rate is below the average annular citywide rate. This shows the site as having a crime rate below the standard established in 23958.4(1) B&P.

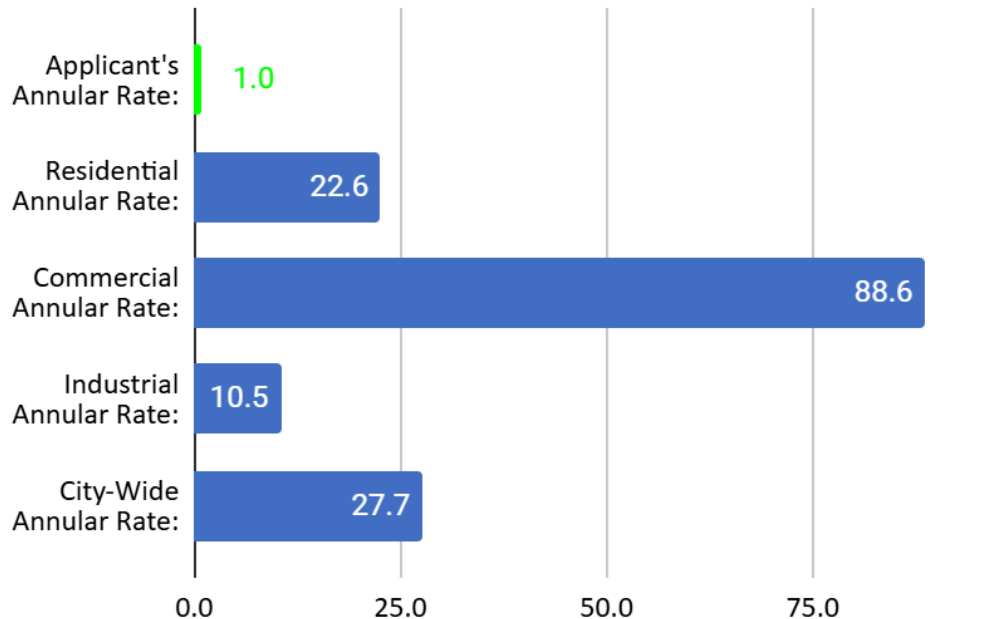
Currently there are 1 on-sale licenses within the applicant's census tract. According to the ABC, 1 on-sale license is permitted within this census tract. And, there is 1 off-sale license within the applicant's census tract. According to the ABC, 1 off-sale license is permitted within this census tract. Based on the above findings, there is not an undue concentration under the provisions of California Business and Professions Code Section 23958.4

³ Oxnard P.D. does not collect crime data based on reporting districts. For the purposes of concentration of alcohol establishments, the crime stats are compared by 1000-foot annular areas.

Crime Statistics Review:

For comparison purposes the Police Department calculates the average number of NIBRS⁴ Group A and B crimes that occurred during a selected 12-month period. In the case of this report, all calculations are based on statistics from 2024. The average city-wide, annular average of Group A and B crimes is 27.7.

The average number of Group A and B crimes in the applicant's 1000 feet annular area is 1. This is significantly below the average for commercial properties citywide and can be best illustrated in the graph below:



Police Department Input:

The Beat Coordinator who is responsible for the day-to-day monitoring of activity and deployment of police resources for the surrounding area said that the location is not generally considered to be a policing problem and has not required any specific attention.

Community Input

Businesses:

Several nearby business operators were contacted and interviewed regarding this business' request to add additional alcohol licenses and modify their business model. None of the business operators had any concerns about these proposed changes.

⁴ NIBRS - The National Incident Based Reporting System is an incident based data collection process local law enforcement agencies use to collect and report crime stats annually to the FBI. NIBRS replaces the Uniform Crime Report data collection system that was initiated in 1929.

Conclusion

Magnavino Cellars is an operating winery which has operated since 2010 without any adverse impacts on the community or policing services. The owner has applied for additional ABC Licenses to expand and modify Magnavino's business model.

Concentration, Public Convenience and Necessity

As previously discussed, there is undue concentration under the provisions of City Council Resolution 11,896 since Strey Cellars is within 350-feet of Magnavino Cellars. The Resolution provides that the presumption of undue concentration may be rebutted. In this particular case, Strey Cellars was established in 2014 under Planning Commission Resolution 2013-25, after the establishment of Magdivino Cellars in 2010. Both wineries have operated over a decade without creating any adverse community impact or policing issues. Furthermore, the area around these businesses has one of the lowest crime rates in the City. For these reasons, there is sufficient grounds to rebut the undue concentration issue in this matter.

Neighboring business operators who were interviewed had no objections to the proposed changes to the additional ABC Licenses and modification to Magnavino's business model. The site is not within or adjacent to a residential neighborhood.

Based on the crime statistics, the assessment from the Beat Coordinator, and the input from the community there is no significant reason to oppose this application. Under the recommended operating conditions, it is believed that the service of alcoholic beverages at this business will have little, if any adverse impact on the community or policing services.

Police Operating Conditions On-Sale Non-Restaurant Standard Conditions

RBS Training

1. Permittee and all sellers or servers shall complete an approved course in Responsible Beverage Sales and Service (RBSS) (available through the ABC website for the LEAD Program at www.abc.ca.gov/education/lead-training) within thirty (30) days of license granting and/or date of employment. The permittee is responsible for maintaining records showing servers have completed the required training and shall submit this documentation upon request by the Oxnard Police Department. (PL/PD)
2. A copy of these conditions and a log of employees who have completed Responsible Beverage Service training must be maintained on the premises and made available upon the demand of by any representative of the Oxnard Police Department.

Food & Beverage Service

3. Sales of alcohol may only occur between the hours of 11:00 A.M. and 10P.M.
4. Alcoholic beverages shall not be offered at significantly reduced prices (typically more than a 25% reduction from regular prices) that are meant to encourage greater consumption of alcohol such as during “happy hour” type promotions. Permittee shall not develop any other promotional activity that is designed to encourage excessive drinking of alcoholic beverages. Promoting a “happy hour” or other event that offers reduced prices on food or other items shall not be considered a violation of this condition and are actually encouraged. (PD)
5. Alcohol shall be served in containers that are distinct from the beverage cups or containers used for coffee or other non-alcoholic beverages shall be served in standard sizes that are consistent with the industry and shall not be served by the pitcher or similar high-capacity containers exceeding 25 oz. total. The sale or service of alcohol in their original container (bottle or can) is prohibited. The design of containers for the service of alcoholic beverages shall be approved by the Chief of Police or his designee. (PD)
6. The premises shall be equipped with an adequate number of seats to accommodate all customers. There shall be no service area that is designed or used as a standing area only or as a combined standing and seating area. (PD)
7. Employees involved in the sale or service of alcoholic beverages shall not be allowed to consume alcoholic beverages at any time during their shift. Employees shall not report to work with evidence of having consumed any intoxicants such as alcohol, illegal drugs, or controlled substances. (PD)
8. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the Permittee shall be removed or painted over within 24-hours of being applied. (PD/PL)
9. The property owner and the tenant shall be responsible for maintaining their areas of responsibility free of litter the area adjacent to the premises over which Permittee has reasonable control. (PD/PL)
10. The permittee shall establish responsible cash handling procedures to reduce the likelihood of robberies and thefts. (PD)
11. Permittee shall regularly police the area under Permittee’s control and shall not permit the loitering of persons about the premises. (PL/PD)
12. Prior to commencing the sale of alcohol permitted by this permit, permittee shall install and operate 24 hours a day a video surveillance system. The system shall be maintained at a reasonable industry standard to monitor, and, at a minimum monitor, the entrances and exits, and any centralized point of sale and areas

immediately surrounding the exterior of the business. Any video system installed to meet the requirement of these conditions shall meet the below minimum standards:

- a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are required for infra-red lighting.
- b. Cameras shall be made by a manufacturer approved by the Chief of Police or his/her designee.
- c. Cameras shall have sufficient low light capture ability to clearly monitor persons conducting transactions.
- d. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
- e. The video system shall allow recording, live viewing and playback of recorded video for a period of at least 30 days.
- f. Recorded images shall bear a date and time stamp that cannot be altered.
- g. At a minimum, one camera shall be dedicated to capturing head and upper body images of each person entering any door or entrance to the business. Cameras dedicated to this purpose shall be mounted at 7-feet above the floor.
- h. The camera system shall operate 24-hours a day, 7-days a week.
- i. At a minimum one camera shall be dedicated to capture activity in the kitchen.
- j. Cameras shall be located inside as well as outside the premises to monitor general activity.

13. The activity at the site and the use of any amplifying system or device shall not be disruptive to neighboring uses. (PD)

14. The Police Chief or designee may immediately suspend operation of the uses approved by this permit pending a hearing on the revocation of this permit conditions and/or a permit/license issued by the California Department of Alcoholic Beverage Control ("ABC"), or there is a single serious violent crime or single significant incident to which multiple police units or multiple police jurisdictions respond associated with the operations of this use, which the Chief determines is detrimental to the public safety or health. The Chief shall immediately inform the Planning and Environmental Services Manager of the suspension and the manager shall schedule a hearing of the revocation of the permit by the Community Development Director to be held no more than 30-days after the suspension begins. (PD)

Security Features

15. Failure to maintain the video surveillance system in good working order can be grounds for suspension of this permit. The permittee shall provide video records to the Chief of Police or his/her designee in a timely manner upon request.

16. Prior to the issuance of the Certificate of Occupancy, the permittee shall submit and have approved by the Chief of Police or his/her designee a Security Site Plan which shall include the below features.

17. The Security Site Plan shall illustrate the location of each camera installation as

well as the location of the support equipment. The support equipment shall be located in a secure room with limited access to supervisory employees and other employees who, by the nature of their responsibilities, have a need to access to the equipment.

18. The Security Site Plan shall include a chart that identifies each camera by an alpha-numeric designation, the make and model of the instrument, the type of camera housing (dome, bullet, discrete), the camera's capture purpose (general area, choke point, point of sale, etc.) and its mounting height above the floor/grade.
19. Identify the nature of all alarm systems including the make, model and type of sensors.
20. Deliveries of alcoholic beverages are prohibited as a function of this alcohol Special Use Permit.
21. During normal business hours, the licensee shall provide access to the digital recordings for any and all law enforcement purposes as determined by the City of Oxnard. (PD)
22. The permittee shall participate in programs, when requested and reasonable, presented by the Oxnard Police Department to inform and educate patrons on dangers of driving under the influence of alcohol or drugs. (PD)
23. The permittee's Internet presence shall be consistent with these conditions. Any site or Internet presence reasonably controlled by the permittee shall not advertise or illustrate circumstances or activities that run contrary to provisions set forth through their ABC license or this Special Use Permit. (PD)
24. Should a suspected criminal event occur where some part of the event happens within the business, the permittee or managing/supervising employee shall provide to the Oxnard Police Department, in a timely manner, any video recording documenting activity within and around this business relative to the event when it involves:
 - a. The service or sales of alcoholic beverages under the scope of this permit or ABC license.
 - b. Any crime of violence and there is an urgency to identify the suspect or true circumstances to protect the safety of an individual or the public at large.
 - c. Any theft occurring within the business.
25. Permittee shall install and maintain a dual technology electronic intrusion detection system capable of differentiating between human and non-human motion. (burglary alarm). (PD)
26. Permittee shall bolt down or otherwise secure all cash registers to service counters to prevent the entire device from being stolen during a burglary or robbery. (PD)

27. Permittee shall equip each point of sale with a silent robbery alarm that complies with Oxnard City Ordinance No. 2601 or develop and implement critical incident protocols that provide an efficient method for alerting police and others to a potential threat without unnecessarily putting the employees at risk. (PD)
28. Permittee shall have drop-safes installed or establish other responsible cash handling procedures to allow employees to deposit daily receipts throughout the day as the amounts exceed allowable levels in the register (typically \$50-200). (PD)
29. Permittee shall establish responsible cash handling procedures to reduce the likelihood of robberies and theft. (PD)
30. The area surrounding premises under the reasonable control of the Permittee (including the rear of the business) shall be equipped with lighting of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons in or about the area. (PD/PL)

Entertainment

31. When security personnel are present or required per Oxnard City Code, Permittee shall maintain accurate records of all security personnel on the premises at any given time and make those available to the police upon demand. These records shall, at a minimum, provide the name, date of birth, copies of security guard credentials or license and any other permits or certifications related to security work. This would include copies of permits for weapons or other tools the guard may be authorized to carry. Security personnel shall remain in compliance with updated training related to their work as set forth by any existing or future state and/or local regulations. (PD)

Signage

32. There shall be no advertising of alcoholic beverages visible from the outside, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. (PL/PD)
33. There shall be no posters or signs on the windows other than those require by permit or statute or otherwise specifically approved by the Planning Division.
34. In the areas outside the business, not otherwise licensed by the Department of Alcoholic Beverage Control allowing the service of alcohol, Permittee shall post prominent, permanent signs indicating that loitering, open containers and the consumption of alcoholic beverage is prohibited. This includes the parking lot, walkways and other adjacent areas under Permittee's reasonable control. (PD)

35. Prominent signs shall be posted throughout the business, in effect, "No persons under 21 will be served alcoholic beverages" and "Valid ID is required to purchase or possess alcoholic beverages". (PD)

Site Design

36. There shall not be any outdoor or patio bar (portable or otherwise) where alcoholic beverages are stored or served. (PD)
37. Any rear door of the premises shall be equipped on the inside with an automatic locking device, shall be closed at all times, and shall not be used as a means of access by patrons to and from the licensed premises. Temporary use of these doors for delivery of supplies does not constitute a violation. (PD)
38. Any change in the floorplan as established at the time of the issuance of this permit that may intensify the use or service of alcohol shall require a minor modification permit. Such change would include, but not be limited to increasing the number of seats at a bar, expansion of hours beyond those established in this permit, or the creation of a bandstand or other area for the use of entertainment.

License/Permit Restrictions

39. The subject Alcoholic Beverage Control License shall not be exchanged for any other type of Alcoholic Beverage Control License without DDR review and approval by the Police Chief or designee and the Community Development Director. (PD)
40. Upon any individual transfer (person to person) of the subject Alcoholic Beverage Control License, or if the business is ever deemed a nuisance as defined in the Oxnard City Code, a review of the existing DDR shall be initiated, and conditions may be added or removed as appropriate to mitigate existing or potential problems. (PD)
41. Credible evidence of any of the below issues shall be grounds to change the hours of alcohol sales under this permit or hours allowed for dancing under a Dance Permit. Such action would be taken using the hearing process as outlined in the Oxnard City Code.
- a. Evidence of over-service of alcohol to patrons. This may be established through the annual Place of Last Drink Report issued by the Ventura County Department of Behavioral Health, or, through arrests at or near the business for public intoxication or DUI where the arrestee was a patron of the business.
 - b. Service of an alcoholic beverage to a minor.
 - c. ~~Evidence that the gross sales of alcohol exceeded the gross sales of food during a previous quarter.~~
 - d. ~~Failure to submit, when requested, quarterly fiscal documentation to the Police Department 45 days after the close of the quarter. Documentation shall include but not be limited to: profit and lost statements which specifically illustrated gross alcohol and gross food sales and filings to the Department of~~

~~Tax and Fee Administration. Sales of merchandise and services shall not be included either the calculation of gross alcohol or gross food sales.~~

42. Permittee shall provide the Police Department a point of contact for notifications and exchange of information. To update the Police Department on this designated point of contact an email shall be sent to:
specialprojects@oxnardpd.org. The email shall include the name of the business, address, name of the primary contact person, their role with the business, their email address and a phone number.
43. Any change in the customer seating that would create a bar or other alcohol centric customer area will prompt the need for a new Alcohol Special Use Permit and Review.

RESOLUTION NO. 2025 – XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 25-510-01 (SPECIAL USE PERMIT - ALCOHOL), A REQUEST TO MANUFACTURE SMALL BATCHES OF BEER (TYPE 23 ABC LICENSE) AND A REQUEST TO MANUFACTURE DISTILLED SPIRITS (TYPE 04 ABC LICENSE) FOR ON-SITE CONSUMPTION AT A EXISTING 6,942 SQUARE-FOOT WINERY IN THE MAULHARDT INDUSTRIAL CENTER WITH A COMBINED AREA OF 3.30-ACRES LOCATED AT 961 NORTH RICE AVENUE, SUITE 5 (APN: 214-0-034-025), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY DAVID, BUSINESS OWNER, ON BEHALF OF PROPERTY OWNER MAULHARDT PROPERTIES COMPANY, 1000 SOUTH SEAWARD AVENUE, VENTURA, CA, 93011.

WHEREAS, on May 13, 2025, David Rice, (the “**Applicant**”) property owner, submitted a request to allow a small beer manufacturer (Type 23 ABC License), a request to manufacture distilled spirits (Type 04 ABC license), and a proposal for a winery/tasting room to include a brewery/tap room, distillery, and kitchen. The proposed hours of operation are between the hours of Wed.-Fri 3 pm - 9 pm, Sat. 12 pm - 7 pm, Sun. 12 pm - 6 pm, (closed Mon./Tues.) for on-site consumption, and sales of bottles for off-site consumption, at an existing 6,942 square-foot winery (Magnavino Cellars) located at 961 North Rice Avenue, Suite 5 (the “**Project**”); and

WHEREAS, on September 4, 2025, the Planning Commission of the City of Oxnard (“**Planning Commission**”) conducted a duly noticed public hearing to consider an application for Planning and Zoning Permit No. 25-510-01 (Special Use Permit - Alcohol), filed by David Rice in accordance with Section 16-530 through 16-553 of the Oxnard City Code and City Council Resolution No. 11,896; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Section 15301 (Existing Facilities) Categorical Exemption. Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

- (a) Existing Facilities. Class 1 is qualified by consideration of whether the project involves negligible or no expansion of use, consisting of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features. Therefore, this class is considered to apply to all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The project site is located within the 2030 General Plan land use designation of Industrial Light (ILT) and the zoning designation is M-1-PD. The Project is surrounded by a mixture of manufacturing and industrial uses. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. The project consists of expanded business hours, two new Alcoholic Beverage Control license, and internal changes at an existing structure. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

- (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed Special Use Permit request for alcohol is consistent with the 2030 General Plan and the Oxnard City Code and is compatible with the physical scale and character of other commercial development in the project area. Any projects requiring discretionary approval would be analyzed with the 2030 General Plan and the Municipal Code for consistency and CEQA for any potential impacts. Therefore the project will have no significant cumulative impact.

- (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The proposed Special Use Permit request to allow for the sale of alcohol will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The project will not alter the commercial character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is surrounded on all sides by manufacturing and industrial development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

- (d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements, which are required as mitigation by an adopted negative declaration or certified EIR.

The project is not located in or adjacent to a State designated scenic highway.

- (e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site, which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code.

- (f) Historical Resources. A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.

The project site does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing, proposed, or potential Historic District. The approximately 1,215 square-foot restaurant was originally constructed in 2008. Furthermore, no physical improvements are proposed with this permit. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OXNARD:

SECTION 1. Based on the entire record before the Planning Commission and all written and oral evidence presented, including the Planning Commission Staff Report and all attachments thereto, the Planning Commission finds:

- 1) The proposed use is in conformance with the City of Oxnard 2030 General Plan and the elements thereof and other adopted standards.**

As described in the Staff Report, the subject site has a 2030 General Plan designation of Industrial Light (ILT). The existing 6,942 square-foot winery request to manufacture distilled spirits and beer for both off-site and on-site consumption (ABC License Types 04 & 23) is consistent with the General Plan and zoning designation. The ability to manufacture alcohol for a winery/brewery is subject to approval of Special Use Permits by the Planning Commission pursuant to Oxnard City Code (OCC). Therefore, the proposed sale of alcohol is in conformance with the 2030 General Plan and the elements thereof and other adopted standards. Therefore, this Project meets this finding.

- 2) The proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.**

As described in the Staff Report, the Project will allow the sale of beer and wine for on-site consumption for a proposed restaurant within an existing commercial building. According to the Police report, there is one (1) establishment with the same type of ABC License Type 41 (On-Sale Beer and Wine-Eating Place) and three (3) of a similar ABC License Type 47 (On-Sale General - Eating Place) within 350 Feet of the project location. There are no similar types of licenses between 350 and 1000 Feet of the subject property.

The Police Department has determined that based on the proximity of the businesses listed, there is an undue concentration under the established City Standards.

In the case of the applicant site, the annular crime rate is below the average annular citywide rate. This shows the site as having a crime rate below the standard established in 23958.4(1) B&P.

Currently there are 1 on-sale licenses within the applicant's census tract (Strey Cellars, 951 N. Rice Ave., ABC license Type 02). According to the ABC, 1 on-sale license is permitted within this census tract. Based on the above findings, there is not an undue concentration under the provisions of California Business and Professions Code Section 23958.4.

The proposed sale of alcohol will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health safety or general welfare. The Project will not aggravate policing issues when properly regulated through the imposition of and compliance with the conditions of approval. Based on these factors, this business, responsibly managed, would not have an adverse impact on area crime or demand for police services. As such, this Project meets this finding.

3) The site for the proposed use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and all items required by the conditions of approval.

As described in the Staff Report, the proposed alcohol (distilled spirits and beer) sales will occur within a proposed winery/tasting room to include a brewery/tap room, distillery, and kitchen that are adequate for the proposed sales for on-site consumption. The recommended conditions of approval require the restaurant to comply with the Department of Alcoholic Beverage Control (ABC) for the consumption of alcoholic beverages for the interior winery/brewery designated areas. Therefore, the site for the proposed alcohol sales is adequate in size and shape to accommodate all items required by the conditions of approval. As such, this Project meets this finding.

4) The site for the proposed use will be served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate.

The project site is currently served by existing infrastructure which includes Oxnard Boulevard, which connects to multiple arterial streets. The proposed sale of alcohol is not anticipated to generate significant traffic that would require improvements to infrastructure. Therefore, the site for the proposed alcohol sales will be served by highways adequate in width and improved as necessary to carry project-generated traffic. As such, this Project meets this finding.

5) The site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

The project site is currently served by adequate sewerage, water, fire protection and storm drainage facilities. The proposed alcohol sales will not generate significant impacts that would require additional facilities. Therefore, the site for the proposed alcohol sales will be provided with adequate sewerage, water, fire protection, and storm drainage facilities. As such, this Project meets this finding.

6) The proposed use is not likely to create or significantly aggravate police problems within 1,000 feet of the location for which the special use permit is applied.

As described in the Staff Report, the project site has a significantly lower than average crime rate when compared to other parts of the City. The Project will not create or significantly aggravate police problems within 1,000 feet of the location for which the Special Use Permit is requested, as discussed in the Staff Report and Oxnard Police Department Alcohol SUP Report. Based on the crime statistics, the input from the community and the Beat Coordinator and subject to the required conditions, there is no reason to oppose this application. As such, this Project meets this finding.

7) The proposed use will not result in or add to an undue concentration of establishments selling alcoholic beverages at retail within 1000 feet of the location for which the special use permit is applied. For purposes of making this determination, there is a presumption that an undue concentration will result or be added to if the establishment for which the special use permit is applied will be located less than 350 feet from another establishment of the same type, and there is a presumption that an undue concentration will not result or be added to if the establishment for which the special use permit is applied will be located 350 feet or more from another establishment of the same type. However, either presumption may be rebutted by a preponderance of the evidence, based on the facts of the particular case.

As described in the Staff Report, the Project site currently allows sales of wine for on-site consumption and off-site sales. The Project proposes to allow the sale of distilled spirits and beer for on-site consumption for an existing winery within an existing multi-tenant industrial building. According to the Police report, there is one establishment of the same type located within 350 feet of the Project site and none between 350 feet and 1000 feet from the property.

The site of the proposed establishment is within an area of the City where there is an undue concentration of alcoholic beverages establishments and crime rate below the standard established in 23958.4(1) of the Business and Professional Code. However, as previously discussed, there is undue concentration under the provisions of City Council Resolution 11,896 since Strey Cellars is within 350-feet of Magnavino Cellars. The Resolution provides that the presumption of undue concentration may be rebutted.

In this particular case, Strey Cellars was established in 2014 under Planning Commission Resolution 2013-25, after the establishment of Magdivino Cellars in 2010. Both wineries have operated over a decade without creating any adverse community impact or policing issues. Furthermore, the area around these businesses has one of the lowest crime rates in the City. For these reasons, there is sufficient grounds to rebut the undue concentration issue in this matter.

SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15301 (Existing Facilities) of the State CEQA Guidelines pertaining to projects involving “negligible or no expansion of use beyond that existing at the time of the lead agency’s determination” may be found to be exempt from the requirements of CEQA. Currently, Magnavino Cellars occupies a 5,237 square foot suite (Ste. 5), and proposes to expand into a neighboring 1,705 square foot suite (5a). The Project involves a request to sell alcohol for on-site consumption within an existing 6,942 square foot structure and will not increase the square footage of the existing building. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, the Planning Commission has determined that there is no substantial evidence that the Project will have a significant effect on the environment. The Planning and Environmental Services Division is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit 25-510-01 (Special Use Permit - Alcohol), subject to the attached conditions of approval.

SECTION 4. The decision of the Planning Commission shall be final unless an appeal of the action is filed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

SECTION 5. The Secretary shall certify the adoption of this Resolution.

CONDITIONS OF APPROVAL

Note:

The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS

CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated September 4, 2025, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*).
3. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows the Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)
4. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)
5. Developer agrees, as a condition of adoption of this resolution, at Developer’s own expense, to indemnify, defend (with counsel selected by the City in its discretion) and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA, *G-6*)
6. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, *G-7*)

7. Developer shall complete the “Notice of Land Use Restrictions and Conditions” form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, *G-8*)
8. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, *G-9*)
9. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, *G-10*)
10. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, *G-11*)
11. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, *G-12*)
12. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, *G-13*)
13. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, *G-14*)

PLANNING DIVISION STANDARD CONDITIONS

14. If the project property is already occupied or use has already been initiated, Developer shall comply with all conditions of this permit within 120 days of approval thereof. (PL/B, *PL-6*)
15. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, *PL-7*)

PLANNING DIVISION SPECIAL CONDITIONS

16. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, such as in restrooms or fitting rooms, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. Site management shall maintain a supply of paint to match the building’s exterior color scheme. (PL)

17. This permit shall automatically be null and void 12 months from the date of issuance, unless Developer has received from the State Department of Alcoholic Beverage Control a license to sell alcoholic beverages on the project property. (PL)

POLICE DEPARTMENT STANDARD CONDITION

RBS Training

18. Permittee and all sellers or servers shall complete an approved course in Responsible Beverage Sales and Service (RBSS) (available through the ABC website for the LEAD Program at www.abc.ca.gov/education/lead-training) within thirty (30) days of license granting and/or date of employment. The permittee is responsible for maintaining records showing servers have completed the required training and shall submit this documentation upon request by the Oxnard Police Department. (PL/PD)
19. A copy of these conditions and a log of employees who have completed Responsible Beverage Service training must be maintained on the premises and made available upon the demand of by any representative of the Oxnard Police Department.

Food & Beverage Service

20. Sales of alcohol may only occur between the hours of 11 A.M. and 10 P.M. (PL/PD)
21. Alcoholic beverages shall not be offered at significantly reduced prices (typically more than a 25% reduction from regular prices) that are meant to encourage greater consumption of alcohol such as during “happy hour” type promotions. Permittee shall not develop any other promotional activity that is designed to encourage excessive drinking of alcoholic beverages. Promoting a “happy hour” or other event that offers reduced prices on food or other items shall not be considered a violation of this condition and are actually encouraged. (PD)
22. Alcohol shall be served in containers that are distinct from the beverage cups or containers used for coffee or other non-alcoholic beverages shall be served in standard sizes that are consistent with the industry and shall not be served by the pitcher or similar high-capacity containers exceeding 25 oz. total. The sale or service of alcohol in their original container (bottle or can) is prohibited. The design of containers for the service of alcoholic beverages shall be approved by the Chief of Police or his designee. (PD)
23. The premises shall be equipped with an adequate number of seats to accommodate all customers. There shall be no service area that is designed or used as a standing area only or as a combined standing and seating area. (PD)
24. Employees involved in the sale or service of alcoholic beverages shall not be allowed to consume alcoholic beverages at any time during their shift. Employees shall not report to work with evidence of having consumed any intoxicants such as alcohol, illegal drugs, or controlled substances. (PD)

25. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the Permittee shall be removed or painted over within 24-hours of being applied. (PD/PL)
26. The property owner and the tenant shall be responsible for maintaining their areas of responsibility free of litter the area adjacent to the premises over which Permittee has reasonable control. (PD/PL)
27. The permittee shall establish responsible cash handling procedures to reduce the likelihood of robberies and thefts. (PD)
28. Permittee shall regularly police the area under Permittee's control and shall not permit the loitering of persons about the premises. (PL/PD)
29. Employees involved in the sale or service of alcoholic beverages shall not be allowed to consume alcoholic beverages at any time during their shift. Employees shall not report to work with evidence of having consumed any intoxicants such as alcohol, illegal drugs or controlled substances. (PD)
30. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the Permittee shall be removed or painted over within five days of being applied. (PD/PL)
31. The property owner and the tenant shall be responsible for maintaining their areas of responsibility free of litter in the area adjacent to the premises over which Permittee has reasonable control. (PD/PL)
32. The permittee shall establish responsible cash handling procedures to reduce the likelihood of robberies and thefts. (PD)
33. Permittee shall regularly police the area under Permittee's control and shall not permit the loitering of persons about the premises. (PL/PD)
34. The activity at the site and the use of any amplifying system or device shall not be disruptive to neighboring uses. (PD)
35. Prior to commencing the sale of alcohol permitted by this permit, permittee shall install and operate 24 hours a day a video surveillance system. The system shall be maintained at a reasonable industry standard to monitor, and, at a minimum monitor, the entrances and exits, and any centralized point of sale and areas immediately surrounding the exterior of the business. Any video system installed to meet the requirement of these conditions shall meet the below minimum standards:
 - a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are required for infra-redlighting.
 - b. Cameras shall be made by a manufacturer approved by the Chief of Police or his/her designee.

- c. Cameras shall have sufficient low light capture ability to clearly monitor persons conducting transactions.
 - d. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
 - e. The video system shall allow recording, live viewing and playback of recorded video for a period of at least 30 days.
 - f. Recorded images shall bear a date and time stamp that cannot be altered.
 - g. At a minimum, one camera shall be dedicated to capturing head and upper body images of each person entering any door or entrance to the business. Cameras dedicated to this purpose shall be mounted at 7-feet above the floor.
 - h. The camera system shall operate 24-hours a day, 7-days a week.
 - i. At a minimum one camera shall be dedicated to capture activity in the kitchen.
 - j. Cameras shall be located inside as well as outside the premises to monitor general activity.
36. The activity at the site and the use of any amplifying system or device shall not be disruptive to neighboring uses. (PD)
37. The Police Chief or designee may immediately suspend operation of the uses approved by this permit pending a hearing on the revocation of this permit conditions and/or a permit/license issued by the California Department of Alcoholic Beverage Control ("ABC"), or there is a single serious violent crime or single significant incident to which multiple police units or multiple police jurisdictions respond associated with the operations of this use, which the Chief determines is detrimental to the public safety or health. The Chief shall immediately inform the Planning and Environmental Services Manager of the suspension and the manager shall schedule a hearing of the revocation of the permit by the Community Development Director to be held no more than 30-days after the suspension begins. (PD)

Security Features

38. Failure to maintain the video surveillance system in good working order can be grounds for suspension of this permit. The permittee shall provide video records to the Chief of Police or his/her designee in a timely manner upon request.
39. Prior to the issuance of the Certificate of Occupancy, the permittee shall submit and have approved by the Chief of Police or his/her designee a Security Site Plan which shall include the below features.
40. The Security Site Plan shall illustrate the location of each camera installation as well as the location of the support equipment. The support equipment shall be located in a secure room with limited access to supervisory employees and other employees who, by the nature of their responsibilities, have a need to access the equipment.
41. The Security Site Plan shall include a chart that identifies each camera by an alpha-numeric designation, the make and model of the instrument, the type of camera housing (dome, bullet,

discrete), the camera's capture purpose (general area, choke point, point of sale, etc.) and it's mounting height above the floor/grade.

42. Identify the nature of all alarm systems including the make, model and type of sensors.
43. Deliveries of alcoholic beverages are prohibited as a function of this alcohol Special Use Permit.
44. During normal business hours, the licensee shall provide access to the digital recordings for any and all law enforcement purposes as determined by the City of Oxnard. (PD)
45. 22. The permittee shall participate in programs, when requested and reasonable, presented by the Oxnard Police Department to inform and educate patrons on dangers of driving under the influence of alcohol or drugs. (PD)
46. The permittee's Internet presence shall be consistent with these conditions. Any site or Internet presence reasonably controlled by the permittee shall not advertise or illustrate circumstances or activities that run contrary to provisions set forth through their ABC license or this Special Use Permit. (PD)
47. Should a suspected criminal event occur where some part of the event happens within the business, the permittee or managing/supervising employee shall provide to the Oxnard Police Department, in a timely manner, any video recording documenting activity within and around this business relative to the event when it involves:
 - a. The service or sales of alcoholic beverages under the scope of this permit or ABC license.
 - b. Any crime of violence and there is an urgency to identify the suspect or true circumstances to protect the safety of an individual or the public at large.
 - c. Any theft occurring within the business.
48. Permittee shall install and maintain a dual technology electronic intrusion detection system capable of differentiating between human and non-human motion. (burglary alarm). (PD)
49. Permittee shall bolt down or otherwise secure all cash registers to service counters to prevent the entire device from being stolen during a burglary or robbery. (PD)
50. Permittee shall equip each point of sale with a silent robbery alarm that complies with Oxnard City Ordinance No. 2601 or develop and implement critical incident protocols that provide an efficient method for alerting police and others to a potential threat without unnecessarily putting the employees at risk. (PD)
51. Permittee shall have drop-safes installed or establish other responsible cash handling procedures to allow employees to deposit daily receipts throughout the day as the amounts exceed allowable levels in the register (typically \$50-200). (PD)

52. Permittee shall establish responsible cash handling procedures to reduce the likelihood of robberies and theft. (PD)
53. The area surrounding premises under the reasonable control of the Permittee (including the rear of the business) shall be equipped with lighting of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons in or about the area. (PD/PL)

Entertainment

54. When security personnel are present or required per Oxnard City Code, Permittee shall maintain accurate records of all security personnel on the premises at any given time and make those available to the police upon demand. These records shall, at a minimum, provide the name, date of birth, copies of security guard credentials or license and any other permits or certifications related to security work. This would include copies of permits for weapons or other tools the guard may be authorized to carry. Security personnel shall remain in compliance with updated training related to their work as set forth by any existing or future state and/or local regulations. (PD)

Signage

55. There shall be no advertising of alcoholic beverages visible from the outside, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. (PL/PD)
56. There shall be no posters or signs on the windows other than those required by permit or statute or otherwise specifically approved by the Planning Division.
57. In the areas outside the business, not otherwise licensed by the Department of Alcoholic Beverage Control allowing the service of alcohol, Permittee shall post prominent, permanent signs indicating that loitering, open containers and the consumption of alcoholic beverage is prohibited. This includes the parking lot, walkways and other adjacent areas under Permittee's reasonable control. (PD)
58. Prominent signs shall be posted throughout the business, in effect, "No persons under 21 will be served alcoholic beverages" and "Valid ID is required to purchase or possess alcoholic beverages". (PD)

Site Design

59. There shall not be any outdoor or patio bar (portable or otherwise) where alcoholic beverages are stored or served. (PD)
60. Any rear door of the premises shall be equipped on the inside with an automatic locking device, shall be closed at all times, and shall not be used as a means of access by patrons to

and from the licensed premises. Temporary use of these doors for delivery of supplies does not constitute a violation. (PD)

61. Any change in the floorplan as established at the time of the issuance of this permit that may intensify the use or service of alcohol shall require a minor modification permit. Such change would include, but not be limited to increasing the number of seats at a bar, expansion of hours beyond those established in this permit, or the creation of a bandstand or other area for the use of entertainment.

License/Permit Restrictions

62. The subject Alcoholic Beverage Control License shall not be exchanged for any other type of Alcoholic Beverage Control License without review and approval by the Police Chief or designee and the Community Development Director. (PD)
63. Upon any individual transfer (person to person) of the subject Alcoholic Beverage Control License, or if the business is ever deemed a nuisance as defined in the Oxnard City Code, a review of the existing SUP shall be initiated, and conditions may be added or removed as appropriate to mitigate existing or potential problems. (PD)
64. Credible evidence of any of the below issues shall be grounds to change the hours of alcohol sales under this permit or hours allowed for dancing under a Dance Permit. Such action would be taken using the hearing process as outlined in the Oxnard City Code.
 - a. Evidence of over-service of alcohol to patrons. This may be established through the annual Place of Last Drink Report issued by the Ventura County Department of Behavioral Health, or, through arrests at or near the business for public intoxication or DUI where the arrestee was a patron of the business.
 - b. Service of an alcoholic beverage to a minor.
65. Permittee shall provide the Police Department a point of contact for notifications and exchange of information. To update the Police Department on this designated point of contact an email shall be sent to: specialprojects@oxnardpd.org . The email shall include the name of the business, address, name of the primary contact person, their role with the business, their email address and a phone number.
66. Any change in the customer seating that would create a bar or other alcohol centric customer area will prompt the need for additional review by the City of Oxnard.

(Signatures on Following Page)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 4th day of September 2025, by the following vote:

Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on the 4th day of September 2025, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, Secretary

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 11.896

RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF OXNARD ADOPTING STANDARDS FOR
DETERMINING APPLICATIONS FOR SPECIAL USE
PERMITS TO SELL ALCOHOLIC BEVERAGES

WHEREAS, any person wishing to sell alcoholic beverages in the State of California must obtain a license to do so from the Department of Alcoholic Beverage Control; and

WHEREAS, Business and Professions Code Section 23790 provides that the Department of Alcoholic Beverage Control shall not issue a retail license "for any premises which are located in any territory where the exercise of the rights and privileges conferred by the license is contrary to a valid zoning ordinance of any county or city"; and

WHEREAS, the City of Oxnard has enacted zoning ordinances restricting the sale of alcoholic beverages to certain zones and requiring that a person wishing to sell alcoholic beverages in such zones first obtain a special use permit; and

WHEREAS, section 34-147 of the Oxnard City Code provides in part:

"Before a special use permit may be granted, the applicant must show and the planning commission must find that the proposed use is in conformance with the general plan and other adopted standards and that the following conditions are met:

"(a) The nature, condition and development of adjacent uses, buildings and structures shall be considered, and no proposed special use permit shall be granted where the commission finds such use will adversely affect or be materially detrimental to such adjacent uses, buildings or structures or to the public health, safety or general welfare."

WHEREAS, based on the experience of the Police Department that there is a relationship between crime and the consumption of alcohol and that establishments selling alcohol are incompatible with certain adjacent uses, the City Council wishes to adopt standards for determining when granting applications for special use permits to sell alcoholic beverages would adversely affect or be materially detrimental to adjacent uses, buildings or structures or to the public health, safety and general welfare; and

WHEREAS, this resolution applies only to the determination required by subsection (a) of section 34-147 of the City Code, and does not dispense with the requirement that in order to grant a special use permit to sell alcoholic beverages the application must satisfy the remainder of section 34-147; and

Resolution No.11,896
Page 2

WHEREAS, in accordance with the California Environmental Quality Act, the Planning and Environmental Services Manager provided public notice of the intent of the City to adopt a negative declaration for the adoption of this resolution ("the project"), and the City Council has considered the proposed negative declaration, together with any comments received during the public review process, finds on the basis of the initial study and any comments received that there is no substantial evidence that the project will have a significant effect on the environment, further finds that the mitigated negative declaration reflects the independent judgment of the City, and approves the negative declaration.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. City Council Resolution No. 8597 is repealed.

2. The Planning and Environmental Services Division of the Development Services Department shall refer to the Police Department applications for special use permits to sell alcoholic beverages at retail. The Police Department shall prepare and submit to the secretary of the Planning Commission, at least ten calendar days before the date set for hearing on the special use permit, a written report on the following matters:

(a) The name and address and a description of the type of all establishments selling alcoholic beverages within 1,000 feet of the location for which the special use permit is applied. As used in this resolution, "the type" refers to the nature of the business (e.g., grocery store, liquor store, bar or restaurant), not to the type of State Alcoholic Beverage Control license issued to or sought for the business.

(b) The annual number of incidents involving police responses within 1,000 feet of the location for which the special use permit is applied and how this number compares to the City average of police responses.

(c) The likelihood that granting the application will create or significantly aggravate police problems at or near the subject location.

(d) A list of conditions recommended for inclusion in the special use permit to minimize police problems if the application is granted. One such condition shall be that the applicant provide Responsible Beverage Sales and Service (RBSS) training to all operators and employees of the establishment within 30 days of their employment. The applicant may apply to the Police Department for a waiver of RBSS training for temporary or short-term employees.

3. The Planning Commission shall consider the report, as well as any other relevant evidence, in determining whether, under subsection (a) of section 34-147 of the City Code, granting an application for a special use permit to sell alcoholic beverages at retail would adversely affect or be materially detrimental to adjacent uses, buildings or structures or to the

Resolution No. 11,896

Page 3

public health, safety or general welfare. Before making such determination, the Planning Commission shall make the following findings, as well as any other relevant findings:

(a) The proposed use is not likely to create or significantly aggravate police problems within 1000 feet of the location for which the special use permit is applied; and

(b) The proposed use will not result in or add to an undue concentration of establishments selling alcoholic beverages at retail within 1000 feet of the location for which the special use permit is applied. For purposes of making this determination, there is a presumption that an undue concentration will result or be added to if the establishment for which the special use permit is applied will be located less than 350 feet from another establishment of the same type, and there is a presumption that an undue concentration will not result or be added to if the establishment for which the special use permit is applied will be located 350 feet or more from another establishment of the same type. However, either presumption may be rebutted by a preponderance of the evidence, based on the facts of the particular case.

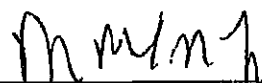
4. All of the procedures and other matters contained in section 34-146 et seq. of the City Code apply to applications for special use permits to sell alcoholic beverages at retail.

PASSED AND ADOPTED this 6th day of February, 2001, by the following vote:

AYES: Councilmembers Maulhardt, Pinkard, Zaragoza, Holden and Lopez.

NOES: None.

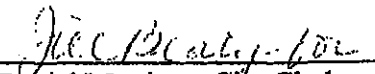
ABSENT: None.



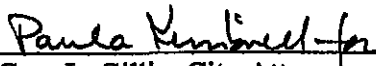
Dr. Manuel M. Lopez, Mayor

ATTEST:

APPROVED AS TO FORM:



Daniel Martinez, City Clerk



Gary L. Gillig, City Attorney

City of Oxnard Planning Commission

September 4, 2025

Left Turn Winery/Brewery Alcohol Special Use Permit
961 North Rice Ave., Suite 5
PZ 25-510-01
(Special Use Permit - Alcohol)

Applicant: David Rice-(Business' Designated Agent)

Case Planner: John-Miguel Dalbey

A request for two new licenses (ABC Type 23; ABC Type 04) to authorize the small production and sale of beer, and the manufacture of distilled spirits within an existing winery of approximately 6,942 square feet located at 961 North Rice Avenue, Suite 5. This expands on the wine sales license authorized under SUP 09-510-06.

Proposed redevelopment includes a winery/tasting room to include a brewery/tap room, distillery and kitchen. This expansion of an existing winery will occur within a neighboring vacant Suite (5a).

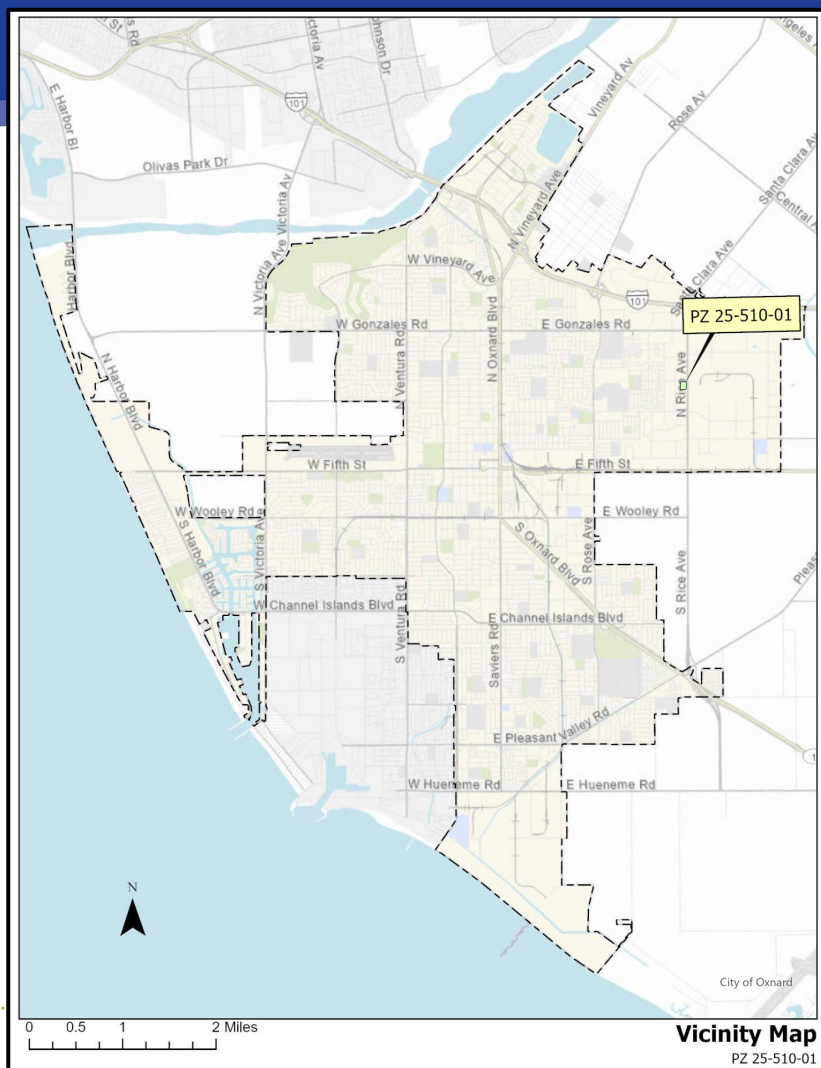
The proposed hours of sales are 3 pm to 9 pm Wed. - Fri., 12 pm - 7 pm Sat., 12 pm - 6 pm Sun.; Closed Mon. & Tues.

Vicinity Map

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Left Turn Winery/Brewery:

- The general location of the project site is on the Northeasterly edge of the City of Oxnard.

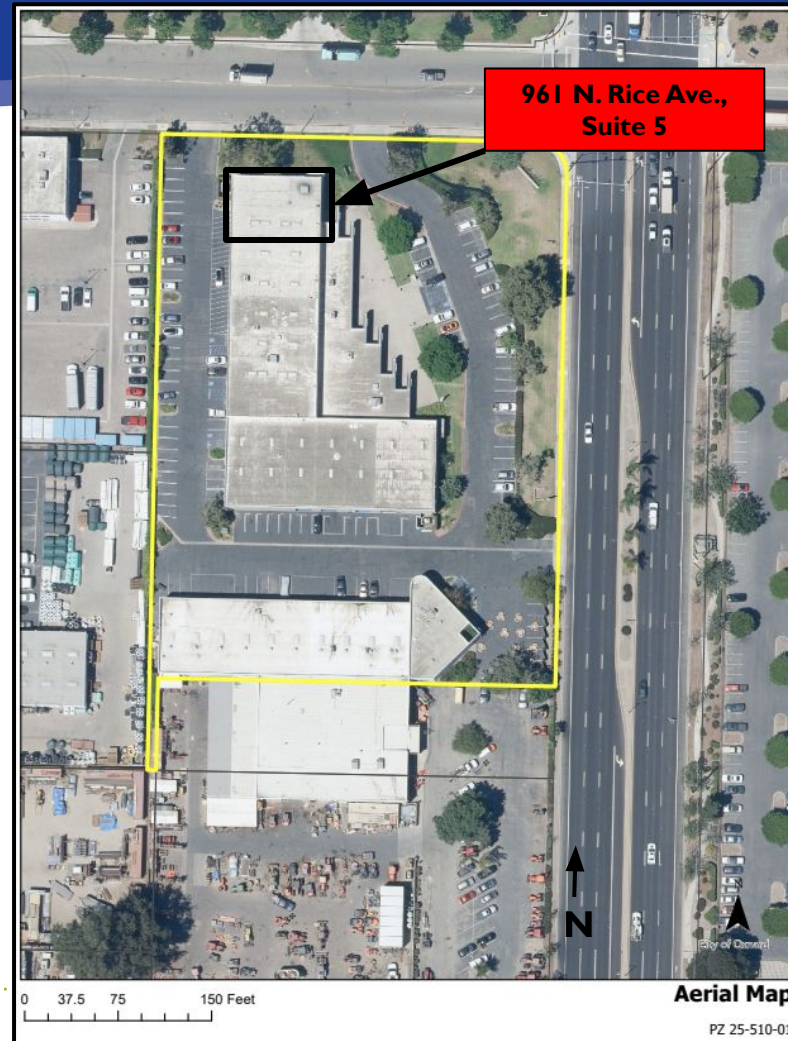


Project Location - Aerial

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Left Turn Winery/Brewery:

- Located southwest of Latigo and North Rice Avenue intersection.
- Within Maulhardt Industrial Center.

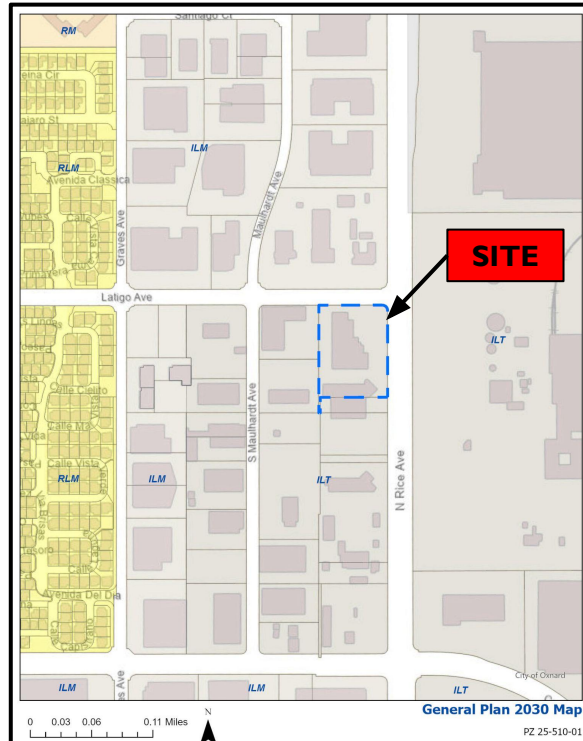


PZ 25-510-01

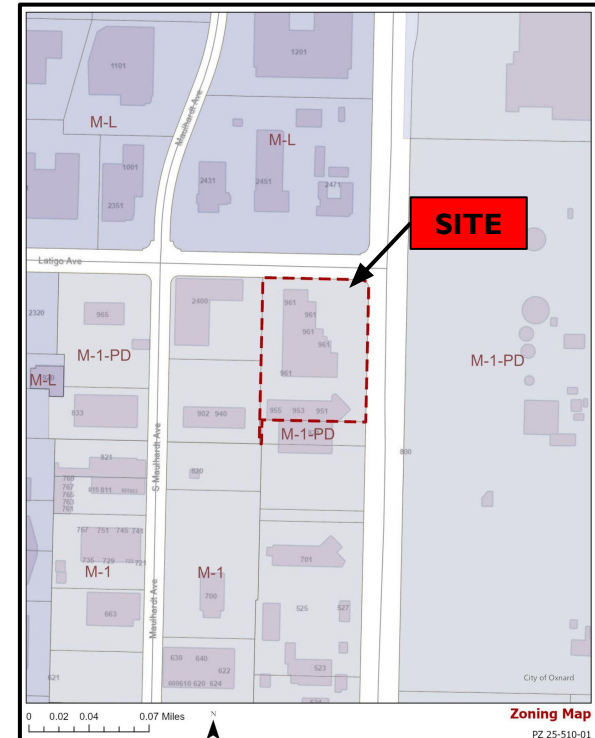
General Plan and Zoning REPLACE WITH SAL'S MAPS

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2030 General Plan: Industrial Light (ILT)



Zoning Designation: Light Manufacturing - Planned Dev. (M-I-PD)



LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Industrial Light (ILT)	Light Manufacturing-Planned Development (M-1-PD)	Multi-tenant industrial building; Magnavino Winery and commercial recreational uses
North	Industrial Limited (ILM)	Limited Manufacturing (M-L)	Manufacturing and Industrial
South	ILT	M-1-PD	Manufacturing and Industrial
East	ILT	M-1-PD	Procter and Gamble
West	ILT	M-1-PD	Manufacturing and Industrial

Site Photos

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View from N. Rice Ave. looking West



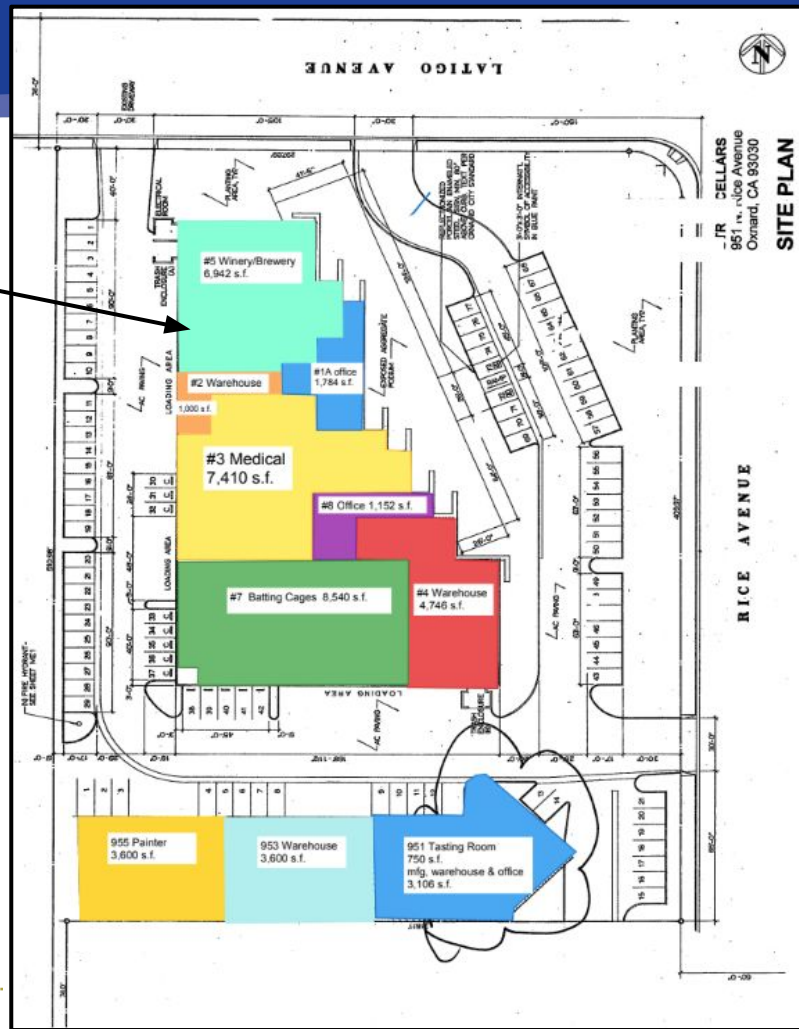
Looking South from Latigo Avenue, side of building



Looking Northwest at the rear of the site



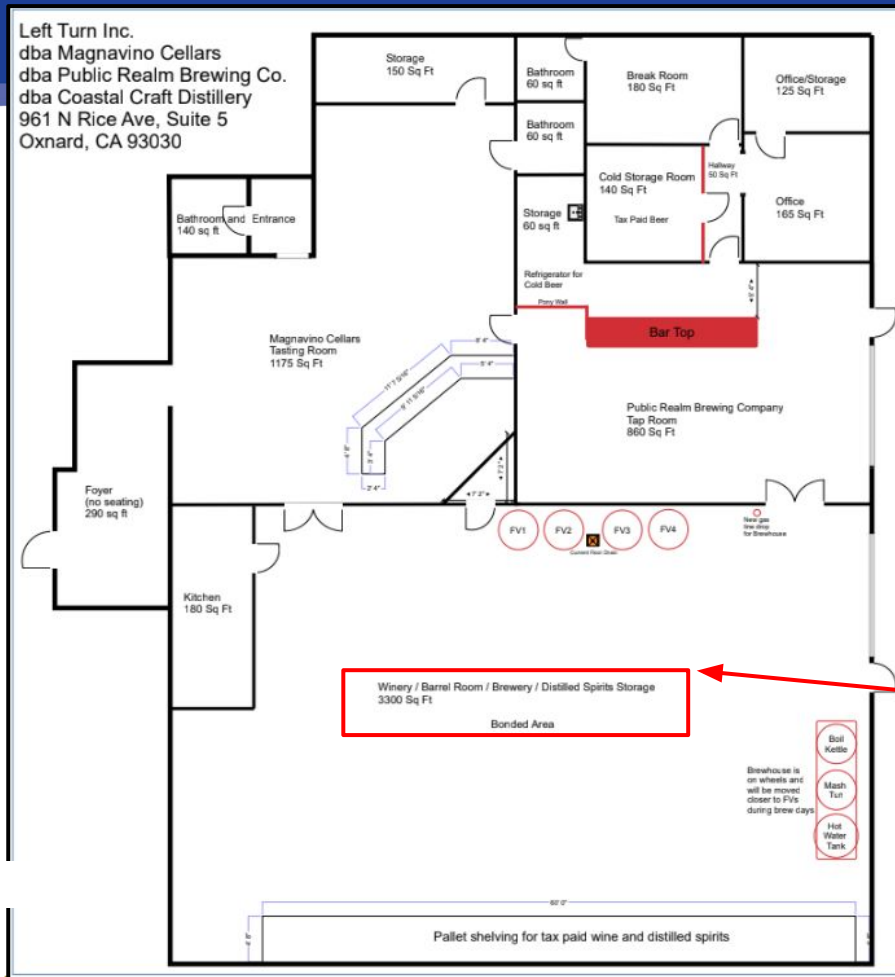
52



Floor Plan

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Left Turn Inc.
dba Magnavino Cellars
dba Public Realm Brewing Co.
dba Coastal Craft Distillery
961 N Rice Ave, Suite 5
Oxnard, CA 93030

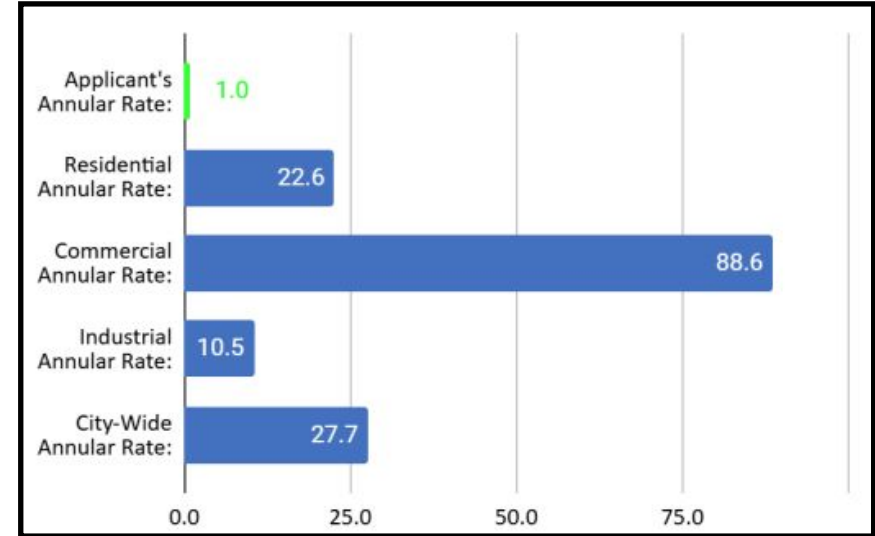


Alcohol storage area



Crime:

- The crime rate within 1,000 feet of the site is significantly below the average for commercial properties citywide.
- Site is not considered to be a policing problem. No safety concerns noted by Beat Coordinator or neighboring businesses.



Findings:

- Crime rate around the site is below the annular average.
- There is an undue concentration per City standards (350 feet) under provisions of City Council Res. 11,896, since Strey Cellars is within 350-feet of Magnavino Cellars. The Resolution provides that the presumption of undue concentration may be rebutted.
 - In this case, Strey Cellars was established in 2014 under Planning Commission Resolution 2013-25, after the establishment of Magnavino Cellars in 2010.
 - Both wineries have operated over a decade without creating any adverse community impact or policing issues. The area around these businesses has one of the lowest crime rates in the City. Therefore, there is sufficient grounds to rebut the undue concentration issue.
- There is no undue concentration per City standards (1000 feet).
- There is no undue concentration per State standards (census tract).
- Had an undue concentration been found, a Finding of public convenience or necessity would be required.

Select Recommended Conditions of Approval

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- Permittee and all sellers or servers shall complete a course in Responsible Beverage Service (RBS) approved by the Chief of Police within 30 days of license granting and/or date of employment.
- Sales of alcohol may only occur between the hours of 11:00 A.M. and 10 P.M.
- Prior to commencing the sale of alcohol permitted by this permit, permittee shall install and operate 24 hours a day a video surveillance system. The system shall be maintained at a reasonable industry standard to monitor, and, at a minimum monitor, the entrances and exits, and any centralized point of sale and areas immediately surrounding the exterior of the business.
- The activity at the site and the use of any amplifying system or device shall not be disruptive to neighboring uses. When security personnel are present or required per Oxnard City Code, Permittee shall maintain accurate records of all security personnel on the premises at any given time and make those available to the police upon demand. This would include copies of permits for weapons or other tools the guard may be authorized to carry. Security personnel shall remain in compliance with updated training related to their work as set forth by any existing or future state and/or local regulations.

Exempt from California Environmental Quality Act (CEQA) (Section 15301 “Existing Facilities”)

- Project does not require physical development.
- Does not trigger thresholds in City CEQA Guidelines or Exceptions to the Exemptions.
- A Notice of Exemption will be filed.

- The Project did not require a Development Advisory Committee or Community Workshop meeting
- Notice of PC hearing posted on-site.
- Notice of PC hearing sent to surrounding property owners.
- To date, no public comments regarding project for an additional alcohol outlet in the neighborhood.

That the Planning Commission

- a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and
- b) Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 25-510-01 (Special Use Permit - Alcohol), subject to certain findings and conditions.

MEMO



DATE: August 28, 2025

TO: Planning Commission

FROM: Rogelio Solis, Assistant Planner
Christopher Murillo, Assistant Planner

SUBJECT: Update on Status of Active Development Projects in the City - Agenda Item I.1

This Planning Commission requested staff to place a discussion item on a Planning Commission agenda for discussion of major development projects that are under construction or recently completed within Oxnard as of August 2025.

The purpose of this memorandum is to provide a brief overview of major residential, commercial, industrial, and mixed-use development projects currently under construction in the City of Oxnard. The city is experiencing substantial growth with approximately 3,156 new residential units approved for development across various projects, including both single-family homes and multifamily housing. On the commercial side, about 713,120 square feet of new commercial space has been approved, encompassing a range of facilities from retail and dining establishments. There are also approximately 1,603,790 square feet of industrial and storage spaces approved for construction. This update outlines the overall progress and expected completion dates for the projects, where known, that are currently under construction, reflecting the city's ongoing expansion and development. Where shown times frames are estimated and subject to change. For regular updates the quarterly development report can be found on the City's website - <https://www.oxnard.gov/community-development/building-engineering/development-projects>.

Residential

1. Northshore at Mandalay Bay

- 📍 Location: Harbor Boulevard & Fifth Street
- 📍 Description: The 90.26 acre residential development consists of 183 single-family residences, 109 detached condominiums, open space, common areas, public bike and walking path.
- 📍 Current Status: Grading

- Estimated date of completion: To Be Determined

2. Etting Road Apartments

- Location: 2161 East Etting Road
- Description: This Etting Road Apartments development includes 58 units, 57 of which will be 100% affordable in addition to one manager's unit. The development includes a 1,280 square-foot community area that will provide a sitting space, laundry room, management offices, in addition to veteran and farm-worker services.
- Current Status: Complete
- Completion Date: July 2025

3. Pleasant Valley Apartments

- Location: 2300 East Pleasant Valley Rd
- Description: The residential development will provide 48 units, 8 of which will be affordable, in addition to indoor amenities such as a lounge area with a media center as well as outdoor amenities, including seating and dining areas with fire pits and barbecue areas.
- Current Status: In Plan-Check
- Estimated date of completion: To Be Determined

4. Lockwood I Senior Apartments

- Location: 2001 Outlet Center Drive
- Description: This development is a 100% affordable 173-unit apartment community for active seniors that includes a community recreational building and pool.
- Current Status: Building Construction
- Estimated date of completion: Early 2026

5. Lockwood II Senior Apartments

- Location: 2001 Outlet Center Drive
- Description: This development is a 100% affordable 168-unit apartment community for active seniors that includes a community recreational building and pool.
- Current Status: Building Construction
- Estimated date of completion: Early 2026

6. Lockwood III Senior Apartments

-  Location: 2151 Lockwood Street
-  Description: This development includes the construction of a mixed-income 5-story building with 234 units on a 5.17-acre site.
-  Current Status: Approved
-  Estimated date of completion: To Be Determined

7. Encanto

-  Location: 1101 West Second Street
-  Description: The encanto development consists of 27 single-family detached homes, each with three bedrooms and two bathrooms, including seven affordable homes.
-  Current Status: Building Construction
-  Estimated date of completion: Fall 2025

8. Cypress Place at Garden City

-  Location: 5482 & 5536 Cypress Road
-  Description: Cypress Place at Garden City is a 150-unit apartment complex that includes a 7,967 square-foot common learning/community building with a centralized laundry room and community kitchen, as well as additional onsite amenities including outdoor recreational areas for residents.
-  Current Status: Building Construction
-  Estimated date of completion: Early 2026 (Phase 1). Phase 2 is to be determined.

9. Casa Aliento

-  Location: 1245-1255 North Oxnard Boulevard
-  Description: This development involves converting the former Vagabond Inn into a 70-unit supportive housing complex.
-  Current Status: Occupied (Under TCO)
-  Estimated date of completion: Early 2026

10. Panorama Apartments (Fore Apartments)

-  Location: 2700 North Ventura Road
-  Description: The Panorama Apartments is a 5-story apartment complex with 333 units, featuring a 6-level centrally located parking structure.

- 🌕 Current Status: Partially Occupied
- 🌕 Estimated date of completion: Early 2026

11. F Street Condos

- 🌕 Location: 301-321 North F Street
- 🌕 Description: This residential development includes 40 condominiums, including 4 affordable units, within ten 2-story buildings.
- 🌕 Current Status: Complete
- 🌕 Completion Date: April 2025

12. Portofino Place

- 🌕 Location: Fifth Street and Portofino Place
- 🌕 Description: The Portofino Place development consists of 90 condominium units, 9 of which will be affordable. The project will include private roads and will be a gated community that will provide onsite amenities for its residents.
- 🌕 Current Status: Plan-Check
- 🌕 Estimated date of completion: To Be Determined

13. Wagon Wheel Condos

- 🌕 Location: Wagon Wheel Road
- 🌕 Descriptions:
 - i. The Oxford Flats, located on lot 8 of Wagon Wheel, consists of 96 condos that have been built.
 - ii. The Park Place townhomes, located on lots 5 & 9 of Wagon Wheel, consist of 78 homes that have been built.
 - iii. The Mayfair condos, located on lots 4 & 10 of Wagon Wheel, consist of 88 condos. There are currently 56 condos built.
- 🌕 Current Status:
 - i. Oxford Flats - Complete
 - ii. Park Place - Complete
 - iii. Mayfair - Lot 10 Complete, Lot 4 Under Construction
- 🌕 Estimated date of completion: To Be Determined

14. First Street Apartments

- 🌕 Location: 137 West First Street
- 🌕 Description: The First Street Apartments project includes the development of 53 units within a 6-story building that will provide 29 covered parking spaces onsite.

- 🌕 Current Status: Approved on February 13, 2025, not currently in Plan-Check
- 🌕 Estimated date of completion: To Be Determined

15. Sandhu Apartments

- 🌕 Location: 1227 & 1239 South C Street
- 🌕 Description: The residential development includes 23 units within a 3-story building. The project will provide 41 parking spaces, 39 of which will be uncovered.
- 🌕 Current Status: Approved on May 8, 2025, not currently in Plan-Check
- 🌕 Estimated date of completion: To Be Determined

16. The Pointe Apartments

- 🌕 Location: 2801 North Oxnard Boulevard
- 🌕 Description: The Pointe Apartments Development is a 4-story apartment complex with 280 units, featuring a 5.5-story parking structure.
- 🌕 Current Status: Approved on May 8, 2025, not currently in Plan-Check
- 🌕 Estimated date of completion: To Be Determined

17. Albany Apartments

- 🌕 Location: 2929-2931 Albany Drive
- 🌕 Description: The Albany Apartment development will provide 20 units, 2 of which will be affordable, within three buildings on the project site.
- 🌕 Current Status: Approved on June 5, 2025, not currently in Plan-Check
- 🌕 Estimated date of completion: To Be Determined

Mixed Use

18. Navigation Center

- 🌕 Location: 241 West 2nd Street
- 🌕 Description: The Navigation Center is a 5-story mixed-use building that includes a 13,078 square foot permanent homeless shelter on the ground floor and 56 affordable supportive housing units above.
- 🌕 Current Status: Building Construction
- 🌕 Estimated date of completion: Fall 2025

19. Billboard Lofts

- 📍 Location: 800 South A Street
- 📍 Description: This development consists of 55 units within a 5-story mixed use building with 4,508 square-feet of commercial space located on the ground floor.
- 📍 Current Status: Plan-Check
- 📍 Estimated date of completion: To Be Determined

20. C Street Apartments

- 📍 Location: 761 South C Street
- 📍 Description: The C Street Apartments development includes 175 units within a 5-story mixed use building with 1,145 square-feet of commercial space on the bottom floor.
- 📍 Current Status: Plan-Check
- 📍 Estimated date of completion: To Be Determined

21. Sandpiper Apartments

- 📍 Location: 155 South A Street
- 📍 Description: Construction of a 56 unit, 5-story mixed-use building with 3, 545 square-feet of commercial space on the ground floor.
- 📍 Current Status: Plan Check
- 📍 Estimated date of completion: To Be Determined

22. Aspire Apartments

- 📍 Location: 536-538 Meta Street
- 📍 Description: The Aspire Apartments project includes the development of 88 units within a 5-story mixed-use building that provides 1,768 square-feet of office space on the ground floor.
- 📍 Current Status: Plan Check
- 📍 Estimated date of completion: To Be Determined

23. Rio Urbana

- 📍 Location: 2714 East Vineyard Avenue
- 📍 Description: Construction of 167 condominium units and a 15,000 sf office building.
- 📍 Current Status: Plan Check

- Estimated date of completion: To Be Determined

Commercial Projects

24. Ventura Road Electronic Billboard

- Location: North Side of the US 101 and Immediately west of Ventura Road in the Northern portion of the city of Oxnard (APN: N/A)
- Description: Proposal for an 80-foot tall Freeway Adjacent Digital Display Billboard with a sign face of 14.5 feet in height and 48.5 feet in length (approximately 700 square feet per side).
- Current Status: In Plan Check
- Estimated date of completion: Early 2026

25. U-Haul of North Oxnard

- Location: 2420 North Oxnard Boulevard
- Description: U-Haul of North Oxnard features 5,341 square feet of retail space for truck rental and storage, 34,537 square feet of container storage, and a 201,796 square foot mini-warehouse.
- Current Status: Under Construction (Commercial Component)
- Estimated date of completion: To Be Determined

26. TRU Hotel by Hilton

- Location: 180 West Esplanade Avenue
- Description: A five (5) story 44,370 square foot hotel with 88 rooms.
- Current Status: Building Construction
- Estimated date of completion: 1st Quarter of 2026

27. Starbucks - Vineyard Ave

- Location: 2551 North Vineyard Avenue
- Description: This development is a conversion of an existing Wendy's into a 2,450 square-foot Starbucks with a drive through.
- Current Status: Site improvements and building conversion
- Estimated date of completion: Completed

28. Starbucks - Lemon Grove Plaza

- 📍 Location: 2011 N. Oxnard Boulevard
- 📍 Description: 1-acre site at an existing shopping center that is proposing a 3,470 square foot drive

29. Starbucks - Ventura Boulevard

- 📍 Location: 1720 Ventura Boulevard
- 📍 Description: This is a new 1,800 SF Starbucks with drive-thru and 25 parking spaces.
- 📍 Current Status: Building Construction
- 📍 Estimated date of completion: Fall 2025

30. In-N-Out - Ventura Boulevard

- 📍 Location: 1700 Ventura Boulevard
- 📍 Description: This is a new 3,885 square-foot In-N-Out with 74 parking spaces.
- 📍 Current Status: Completed

31. Mister Carwash - Vineyard Avenue

- 📍 Location: 2441 Vineyard Avenue
- 📍 Description: A new 5,400 square foot automated car wash with 16 vacuum stalls and three standard parking spaces on a 1.4 acre parcel of land with a maximum height of 35 feet
- 📍 Current Status: Plan Check
- 📍 Estimated date of completion: To Be Determined

32. Gas Station & Convenience - The Landing

- 📍 Location: 2790 N. Ventura Road
- 📍 Description: Construction of a 3,442 square-foot gas station and a convenience store building with a 1,160 square-foot car wash building, and a 875 square-foot car wash equipment storage building on North Ventura Road
- 📍 Current Status: Completed

33. RiverPark - The Landing

- 📍 Location: 751-767 Town Center Drive
- 📍 Description: Construction of a 7,236 square-foot multi-tenant commercial building with a drive-through.

● Current Status: Completed

- i. Current Tenants: Handel's Ice Cream, Starbucks, Nekter Juice Bar, Kidzy Dental and Orthodontix

34. Shake Shack - The Landing

● Location: 711 Town Center Drive

● Description: Construction of a 3,470 square-foot drive-thru restaurant on an approximately 1-acre site, and associated site improvements.

● Current Status: Completed

35. TownePlace Suites & SpringHill Suites - The Landing

● Location: 701 & 801 Town Center Drive

● Description: Development of two, four-story hotels. Each hotel is featured to contain 120 rooms.

● Current Status: TownePlace is completed. SpringHill is under construction.

● Estimated date of completion: Early 2026

Industrial Developments

The City has 1.6 million square feet of industrial space at varying points of development, currently there are 1.3 million square feet under construction.

36. 101 Logistics Center

● Location: Sakioka Farms Business Park

● Description: The logistics center consists of 4 warehouse buildings totaling 778,720 square feet.

● Current Status: Grading

● Estimated date of completion: To Be Determined

37. Trojan Storage of Oxnard

● Location: 2111 Auto Center Drive

● Description: The construction of a new self-storage facility within an existing 2.34 acre site consisting of a single-story building and three-story building with an office/retail area and manager's residential unit. The proposed self-storage facility includes 20 parking spaces, 3 loading spaces, landscaping, and a perimeter wrought iron fence along the westerly and easterly sides, and adjacent with the front of the building.

- Current Status: Framing Inspection Approved
- Estimated date of completion: To Be Determined

38. Arcturus Avenue Outdoor Storage Yard

- Location: 6001 Arcturus Avenue
- Description: Proposal to operate a surface storage and parking facility to store shipping containers, tractors, trailers, trucks, automobiles, and other port related storage material on a 9-acre site
- Current Status: In Plan Check
- Estimated date of completion: To Be Determined

39. Arcturus Cold Storage

- Location: 5980-5990 Arcturus Avenue
- Description: Construction of a 103,705 square-foot, steel framed cold storage building with 36 truck loading docks and 270 truck/container storage spaces, container storage area with 90 containers stacked 3 levels high, and a 48-space vehicle parking lot.
- Current Status: In Plan Check
- Estimated date of completion: To Be Determined